NOTICE OF IN-PERSON, TELEPHONIC & VIRTUAL PUBLIC HEARING CITY OF UNION GAP, WASHINGTON

NOTICE IS HEREBY GIVEN that on Tuesday, March 29, 2022 at 10:00 a.m., the Union Gap Hearing Examiner will conduct an open record public hearing in-person in the Union Gap Council Chambers located at 102 W. Ahtanum Rd., Union Gap, WA, and also available telephonically & via Zoom.

All interested persons may attend either in-person, by calling-in using the phone number, meeting ID and passcode below and virtually using the hyperlink below.

To attend telephonically or via Zoom: On Tuesday March 29, 2022 at 10:00 a.m., dial the number below, and follow the prompts:

 Phone Number:
 1 253 215 8782

 Meeting ID:
 872 8587 1212

 Passcode:
 480940

Or join from your computer, tablet or smartphone: https://us02web.zoom.us/j/87285871212?pwd=azdLTzJiYmVwakh2Ymx6QnZrWWlydz09

Dated the 23rd day of March 2022.

Karen Clifton, City Clerk

HEARING EXAMINER EXHIBIT LIST PUBLIC HEARING March 29, 2022 10:00 A.M.

APPLICANT:

Falcon Ridge Investments

PROPERTY OWNER:

Mare's Pasture LLC/ Min-Tie Marianne LLC

PARCEL NUMBER:

Yakima County Parcel # 191331-34406 & 191331-

31044

FILE NUMBER:

2022.0002.C30001

STAFF CONTACT:

Lynn Deitrick, YVCOG - Planning Representative

for City of Union Gap

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Hearing Date: March 29, 2022 Applicant: Falcon Ridge Investment

Property Owners: Mare's Pasture LLC/ Min-Tie Marianne LLC

File Number: 2022.0002.C30001

Staff Contact: Lynn Deitrick, Yakima Valley Conference of Government, Planning Representative for City

of Union Gap

City of Union Gap Community Development PUBLIC HEARING Staff Report March 29, 2021

Class 3 Review	- 8	City File Name: Goodman Place Multi.
)	Family Development
Applicant: Falcon Ridge Investment)	City File No.: 2022.0002.C30001
2550 Borton Rd.)	
Union Gap, WA 98903)	
)	
To consider a multi-family development in)	Staff Contact:
the R-3 zone. Consisting of townhouses)	Lynn Deitrick
and apartments on two parcels totaling)	Planning Manager YVCOG
26.33-acres.)	(509) 759-7995

REQUEST:

The proposed project consists of merging the two parcels into one 26.33-acre lot to create a single multifamily development, that will consist of five phases. The project will contain the proposed 54 townhouse units, and 372 apartments. The merged lot will dedicate 60 feet of public right-of-way along the south property line from Goodman Road to the east property line, that will connect to the public road right-of-way connection to Longfibre Rd. Goodman Road connects to public roadway through the signalized intersection onto Valley Mall Blvd. Goodman Place has two existing road connections that will be used for this development, and two fire access connections. Valley Mall Blvd. is already improved to a five-lane collector arterial and will not need to be improved as part of this project. Longfibre Rd. has already been improved to a three-lane collector and will not need to be improved as part of this project. A new public road connection to Longfibre Rd. will need to be constructed as part of this project.

SUMMARY OF RECOMMENDATION

From the review of the application, a review of the Union Gap Comprehensive Plan and Development Code, staff makes the following:

FINDINGS

Property Owners: Mare's Pasture LLC / Min-Tie Marianne LLC

PO Box 1588 Yakima WA 98907

Applicant and/or Agent: Falcon Ridge Investment

2550 Borton Rd. Yakima WA 98903 509-945-3438

Location: The site is located on two vacant parcels totaling 26.33 acres generally located north of Valley Mall Blvd., west of Longfibre Rd., east of Rock Ave. and south of Whitman St.

Parcel Numbers: 191331-34406, and 191331-31044

Staff Report File No. 2022.0002.C30001 Hearing Date: March 29, 2022 DOC. INDEX 97 **Zoning:** All parcels subject to this application are currently zoned Multi-Family (R-3).

Comprehensive Plan: All parcels subject to this application are currently designated as Residential in the Union Gap Comprehensive Plan.

Summary of Request: Approval of a Class 3 zoning review in accordance with Chapter 17.14 of the Union Gap Municipal Code (UGMC) for the construction of a multi-family development in the R-3 (12.1-20 DU/NRA).

Adjacent Zoning, Comprehensive Plan Designation and Land Use:

Direction	Zoning	Comprehensive Plan	Land Use
North	City of Union Gap: Single Family Residential (R-2) That portion in the City of Yakima: Manufacturing (M-1)	City of Union Gap: Residential City of Yakima: Industrial	City of Union Gap: Residential City of Yakima: Mobile Home Park
East	Light Industrial (L-1) and Regional Commercial (C-2)	Industrial and Commercial	Undeveloped
South	Commercial (C-2)	Commercial	Undeveloped and Auto Glass Business
West	Across Rock Ave. Single-Family Residential (R-2)	Residential	Residential, Single Family

Discussion:

The Union Gap Comprehensive Plan designates the future land use for this area as Residential. The following goals, objectives and policies apply to the Residential future land use designation and the proposed project:

POLICIES & GOALS:

- Pol. LU 2.5 Provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand.
- Pol. LU 2.10 Ensure that multiple family structures are designed, developed, and constructed in a manner that is supportive of a safe and attractive residential environment.
 - a. Sidewalks shall be provided to serve new multifamily residential projects concurrent with development.
- Goal HS 1: Support the provision of a wide range of housing types and densities for all City residents that are safe, sanitary, and affordable.
- Goal TR 1: Ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development.
- Pol. TR 1.2 The City shall not issue development permits when projects require transportation improvements that exceed the City's ability to provide them in accordance with the acceptable level of service standards.

Staff Report File No. 2022.0002.C30001 Hearing Date: March 29, 2022

- a. All new roads and road improvements shall be designed and built in accordance with urban design standards adopted by the City; and
- b. Generally, streets constructed to urban level standards must connect new development with an established arterial.
- Pol. TR 1.3 The City shall require developers to construct new streets directly serving new development and pay their fair-share of costs for specific off-site improvements needed to mitigate development impacts.
- Pol U.1.5: New development shall be allowed only when and where utilities are adequate, and only when and where such development can be adequately served by essential public utilities without significantly degrading level of service elsewhere.
- Pol. NS 3.3 Encourage the use of drainage, erosion and sediment control practices for all construction or development activities.
- Pol. NS 4.1 Require on-site retention of stormwater.

ZONING:

In accordance with Table 17.04.030 of the UGMC, Multi-family dwelling 12.1 – 20 DU/NRA are permitted in the Multi-Family Residential (R-3) Zoning District, subject to a Class 3 review.

The following are the Zoning Code Requirement for Class 3 permit:

"17.14.050 - Granting a Class (3) review. In granting a Class (3) review, conditions and safeguards may be prescribed which are in conformity with adopted plans, policies, and this title, and which are necessary to protect the best interest of the immediate neighborhood, surrounding area, or the city as a whole. These conditions and safeguards may include, but are not limited to, the following:

- A. Increase the required lot size, setback, or yard dimensions.
- B. Limit the height of buildings or structures.
- C. Control the number and location of vehicular access points.
- D. Require the designation of public use easements or drainage easements and their recording with the county auditor's office.
- E. Require the dedication of additional rights-of-way for future public street improvements.
- F. Increase the number of required off-street parking and/or loading spaces.
- G. Limit the size, shape, location, and lighting of signs.
- H. Require view-obscuring fencing, landscaping, diking or other facilities to protect adjacent or nearby properties.
- I. Designation of sites and/or size of open space or recreational areas.
- J. Site reclamation upon discontinuance of use and/or expiration or revocation of the Class (3) review.
- K. The construction of pedestrian facilities consistent with the comprehensive plan.
- L. Set a time for public hearing to afford a review of the Class (3) review.
- M. Improvements to streets, sewers, water system, and such other public facilities to maintain concurrency, as required by this title.

AIRPORT OVERLAY ZONE:

The proposed project does not lie within the currently adopted Airport Overlay Zone.



ENVIRONMENTAL REVIEW (SEPA):

The City of Union Gap issued a Mitigated Determination of Non-significance (MDNS) on September 15, 2021. No appeals were submitted for the SEPA determination.

NOTICE:

Public notification was provided in the following manner:

Legal Notice-Yakima Herald March 1, 2022 Notice to surrounding property February 28, 2022

COMMENTS:

Attached are the comments received and are briefly mentioned as follows. No other comments were received as of the date of this report.

David Dominguez, Civil Engineer, City of Union Gap email dated 2/4/2022.

- All new public utility easements shall be a minimum of 20 feet in width. All easements shall be shown on the Developer's plans and indicate the recorded Yakima County easement number.
- Developer shall submit to the City a dewatering plan for the control and disposal of groundwater which may be encountered during construction.
- Sewer mains shall be designed to carry the peak hour flow at a maximum flow depth of one-half the pipe diameter.
- Off-site sanitary sewer pipeline impacts resulting from the Goodman Rd development must be analyzed. Analysis shall include capacity of existing downstream mains from the tie-in point of the development to the 30" trunk line on VMB for year 2029 and at complete development.
- A water system analysis shall be performed including the proposed development to determine that the new development will not negatively impact adjacent developments.

Dennis Henne, Community Development Director, City of Union Gap memo dated February 2, 2022, as follows:

Prior Comments

City of Union Gap Dennis Henne Comm. Development Director dated July 26, 2021, for APN 191331-31044 and APN 191331-34406. The summary of the comments are as follows.

APN 191331-31044

- 1. Add, 10' P.U. Easement along the west lot line on proposed Lot 1
- 2. Add, 10' P.U. Easement along the west lot line on proposed Lot 2 & Lot
- 3. Add, 20' P.U. Easement along the south lot line on proposed Lot 1
- 4. 60' Proposed Access & Public Utility Easement Reserved Hereon (Walla Walla), Falcon Ridge Investments shall dedicate 60' R/W and two 8 ft. P.U. Easements from the Clary property to the west edge of proposed lot 3.
- 5. Design to City standards and complete construction of road improvements.
- 6. Complete water and sewer system capacity study.
- 7. Extended water and sewer throughout the development shall be dedicated to the City. Utility easements shall be provided.
- 8. Complete Traffic Impact Study (TIS) analyzing the traffic impacts along VMB and Longfibre Rd. TIS shall identify, if any, mitigation measures for traffic impacts to City of Union Gap's infrastructure. Queue lengths

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DOC. INDEX 44 in the westbound left-turn lane at the intersection of VMB and Longfibre Rd. exceeds the available storage during peak hours and traffic generated by this project could create the need for intersection improvements.

- 9. (1) All stormwater management and control must be designed per UGMC Chapter 14.
- 10. (2) Streetlights shall be required.
- 11. (3) Street break permit will be required for all work within the public right of way.

APN 191331-34406

- 1. 60 x 160 Turn Access Easement per BSP 7924103, convert from easement to R/W, Falcon Ridge Investments shall dedicate 60' R/W and two 8 ft. P.U. Easement from the east lot line of proposed lot 3 west to lot 2. As depicted on BSP 7924103.
- 2. Design to City standards and complete construction of road improvements.
- 3. Complete water and sewer system capacity study.
- 4. Complete Traffic Impact Study.

City of Union Gap Dennis Henne Comm. Development Director dated February 2, 2022. The summary of the comments are as follows.

Stormwater:

- 1. Drainage, erosion and sediment control practices required for new construction activities.
- 2. All stormwater drainage facilities serving private or public streets must meet city of Union Gap stormwater developer standards and the adopted Eastern Washington State Stormwater Manual. Suitable stormwater drainage shall be provided such that the development does not conflict with present drainage patterns, or create a drainage problem within itself or for its neighbors

Streets:

- The access to the new lots in the short plat is via a new proposed street that will access
 onto Longfibre Rd. and Goodman Rd. UGMC Section 16.40.010 Street improvement
 standards. "Generally, publicly owned access roads meeting City of Union Gap
 standards must serve all lots in plats, short plats and binding site plans except as
 provided in this title. All public streets must meet City of Union Gap street developer
 standards. Specifically, the following is required:
 - a. Curb and Gutter.
 - 1. All present or future through streets shall be constructed with barrier curbs
 - 2. Interior and dead-end residential streets may be constructed with rolled mountable curbs.
 - 3. The curb radii at all intersections and interior corners shall be constructed with barrier curbs to a point ten (10) feet beyond the end of the radius.

b. Sidewalks.

1. Sidewalks shall be constructed along both sides of all proposed streets. Sidewalks located immediately adjacent to a curb shall be a minimum five feet wide.

- 2. Sidewalks located a minimum of three feet behind the backs of curbs shall be a minimum four feet wide.
- 3. All sidewalks shall be constructed to the following minimum depths:
 - a. Streets with barrier curbs: four inches except at driveway locations the sidewalk depth shall be six inches.
 - b. Streets with rolled curbs: sidewalks shall be a minimum of six inches.
- 2. Existing Streets. Where an existing public road right-of-way, which is either unimproved or improved to less than the minimum city road standard, provides access to property being platted or short platted, the reviewing official may require the public road right-of-way to be improved to a City public road standard (i.e., half road, gravel, hard surface, etc.) which is proportional to the amount of additional traffic the development places on the roadway.
- 3. Streetlights shall be constructed at all intersections and at the ends of all cul-de-sacs. Additional streetlights shall be constructed between intersections so that the maximum spacing between streetlights does not exceed three hundred thirty (330) feet.
- 4. The City and WSDOT are reviewing the Kittelson TIA to estimate impacts to the off-site city street systems resulting from the Goodman Place development. Developer shall pay their fair-share of costs for specific off-site improvements needed to mitigate development related impacts at the study areas in the Kittelson TIA.
- 5. Transit Shelters. Development shall provide and install a minimum of two Transit Shelters at approved transit stops in and around proposed development.
- 6. Dedication of street and road right-of-way, alley right-of-way, public utility easements and other public ways proposed by the short plat may be made if the conditions of approval are completed. Arrangement, character, extent, width, grade and location of all streets shall conform to a general comprehensive plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
- 7. Full access is allowed onto Goodman Rd and Longfibre Rd. from new street connection.
- 8. All existing unused driveway cuts are required to be replaced with full height curb and new sidewalk.

Water:

- Domestic water service connections shall be consistent with all provisions outlined in UGMC Title 12 - Water and Sewers.
- 2. A public water supply line maintained by the city of Union Gap, shall serve all new lots and development adjacent to the development site. Water distribution facilities must meet City of Union Gap water developer standards. The water system must be capable of providing sufficient flow and pressure to satisfy the fire flow and domestic service requirements of the proposed lots and development as approved by the director of public works with fire hydrants or other means of fire flow as required by the fire marshal.
- 3. As requested the applicate provided water and sewer capacity impact reviews. The subject property was originally zoned Regional Commercial (R-2) but was recently rezoned to Multi-Family Residential (R3). City Water and Sewer Comprehensive Plans did not account for the high density expected on subject property. The City is currently reviewing effects of the increase in high density flows over the planned flows on the water systems and recommend the following:
 - a. Fire Flow: complete the necessary water line looping through the development needed to meet the fire flow demands of the development.

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- b. Water system capacity is available to serve the proposed Goodman Place
- c. Development, fire flow, source and storage capacity is adequate.

Sewer:

- 1. Sanitary sewer service connections shall be consistent with all provisions outlined in UGMC Title 12 Water and Sewers.
- 2. A sanitary sewer line discharging to municipal sewer shall serve all new lots and development adjacent to the lot or development site. Extensions must be consistent with and implement the City's adopted sewer comprehensive plan. Sanitary sewer facilities must meet City of Union Gap sewer developer standards.
- 3. As requested the applicant provided water and sewer capacity impact reviews. The subject property was originally zoned Regional Commercial (C-2) but was recently rezoned to Multi-Family Residential (R3). City Water and Sewer Comprehensive Plans did not account for the high density expected on subject property. The City is currently reviewing effects of the increase in high density flows over the planned flows on the sewer systems and recommend the following:
 - a. Union Gaps allocation in treatment capacity of the Yakima Regional Treatment Plant is adequate to serve the proposed Goodman Place development.
 - b. We are uncertain at this time as to the impacts of the proposed Goodman Place development on the sanitary sewer pipeline capacity and the North Rudkin Road Lift Station. Capacity of these facilities are shared between Yakima and Union Gap.
 - c. Union Gap and the City of Yakima are currently evaluating impacts from the Goodman Place development on the collection system due the additional demand.

Jason Cavanaugh, Building Official City of Union Gap, email dated 2/1/2022.

- 1. It appears the applicant has shown they will meet the minimum 5% of landscaping for the parking areas. Chapter 17.06.090 of the Union Gap Municipal Code (UGMC) details all of the required landscaping. Compliance with will be reviewed during the Construction Plan Review.
- 2. Chapter 17.07 of the UGMC addresses Site Screening for the development. Construction documents should reflect these Site Screening requirements.
- 3. For informational purposes to the applicant when the time comes to submit for permitting of construction, the City of Union Gap is currently under the 2018 Washington State Codes. Submission of 3 sets of construction documents should reflect the City of Union Gap's current adopted building codes.
- 4. Page 1 of submitted documents for the Class 3 Review shows the density broken out per phase. The applicant should also show the density of the development as a whole per chapter 17.05.030 of the UGMC.

ANALYSIS:

- 1. The applicant is proposing to construct 54 townhouse units, and 372 apartments on the existing two parcels totaling 26.33-acres that are currently in the process of combining the existing lots.
- 2. Table 17.04.030 of the Union Gap Municipal Code shows the use of multi-family 12.1-20 DU/NRA density as a Class 3 review (Conditional Use Permit) in the R-3 zone. The applicant's proposal is as described in their Class Review Project Narrative will be merging the two parcels into one 26.33-acre lot to create a single multi-family development, that will consist of five phases. The lot density as shown on the site plan represents the lot densities for the proposed finished merged lot minus

the dedicated right-of-way. Therefore, the lot dwelling unit density on the future merged multifamily lot will be 18 DU/NRA (net residential acre, UGMC 17.02 Definitions). The proposed multi-family development is within the 12.1-20 DU/NRA requirement of the R3 zone for a Class 3 review.

- 3. The property to the north of the project site is within the cities of Union Gap and the City of Yakima and developed residential and a mobile home park. To the east of the project site is undeveloped land. To the south is undeveloped land and an auto glass business and to the west is single family residential.
- 4. According to table 17.05.020 the setbacks for the R-3 zone is as follows.

Lot Coverage by structures: 85%

Structural Setbacks:

Front:

Arterial: 20 feet (ft.) Local access: 15 ft. Private road: 15 ft.

Private access easement: 15 ft.

Side:

Arterial: 10 ft. Local access: 8 ft. Private road: 8 ft.

Private access easement: 8 ft.

Property line: 5 ft. Residential District: 5 ft.

Rear:

Property line: 15 ft. Residential District: 20 ft.

Maximum building height: 50 ft.

- 5. The lot coverage for the development is approximately 64.79 percent per the applicants submitted plans and is below the maximum code requirement of 85 percent.
- 6. The setbacks meet the code requirements as indicated on the applicants submitted plans.
- 7. The submitted plan notes state that fire hydrants have not yet been determined and locations shown are approximate. The applicant will need to provide fire hydrants on the site. Location to be coordinated with the City Fire Marshal and the Public Works Department.
- 8. The submitted plans indicate parking and site screening landscaping. The future submittal of construction plans to the city will need to detail the location, and type of landscaping.
- 9. The site plan does not show any storm water retention facilities. The applicant must retain storm water on the site and comply with the City of Union Gap standards. A NPDES Construction Stormwater General Prevention Plan may be required.
- 10. The site plan submitted with the application indicates the parking areas and drive isles. Table 17.06.040 provides parking requirements for the proposed multi-family dwellings. The requirement is 2 spaces for each dwelling plus 1 guest space for each 10 units. For the 426 proposed dwelling units will require a total of 895 parking spaces. The applicant in their submitted plans is indicating 1,151 parking spaces well over the minimum required parking spaces.

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11. UGMC Section 17.06.090 requires landscaping for parking areas. The submitted plans indicates general location of parking landscaping. Section 17.06.090 is as follows:

"Required landscaping of parking areas.

- A. The standard for landscaping of parking and vehicle storage lots with five or more spaces shall be five percent of the total parking area. This may be included to satisfy the lot coverage (impermeable surface) requirements of Table 17.05.020.
- B. The planting area standard shall be twenty-four square feet in area with the exception of raised planter boxes around buildings.
- C. A standard of one tree from an approved list shall be planted for every fifteen single-row parking stalls or every thirty double-row parking stalls within the parking lot.
- D. Landscaping shall consist of combinations of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.

Every parking area that abuts property in any residential district shall be separated from such property by a solid wall, view-obscuring fence, or compact evergreen hedge at least six feet in height. The screening shall be provided and maintained along the property line of such lot except in the required front yard."

- 12. UGMC Section 17.06.110 requires standards for construction and maintenance of the parking areas. The proposed development does not clearly identify the construction of the parking areas and shall improve the parking areas per Section 17.06.110 as follows:
 - "All off-street parking ... shall be constructed in the following manner:
 - A. Surfacing. Paved with two-inch thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the reviewing official, sufficient to eliminate dust or mud.
 - B. Grading and Drainage. Graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards.
 - C. Border Barricades. Any parking, vehicle storage or motor vehicle sales area abutting the street property line shall provide a concrete curb or timber barrier at least six inches in height and located at least two feet from the street property line. The curb or barrier shall be securely anchored. No curb or barrier shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.
 - D. Markings. All parking spaces (except motor vehicle sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the reviewing official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot.

The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping, and irrigation facilities in conformance with the standards of this chapter and the approved site plan."

13. The applicant proposes site screening of abutting single family development in compliance with UGMC Chapter 17.07 Site Screening Standard A. The site screening is indicated on the overall site plan along the subject site's west and north property lines, (see Overall Site Plan sheet 2 of 6 for location). Standard A consists of a ten-foot-wide landscaped planting strip with trees at twenty foot to thirty foot centers, shrubs, and groundcover (UGMC 17.07.040.A).

Staff finds that with appropriate conditions the proposed Class 3 application is consistent with the Union Gap Comprehensive Plan and meets the intent of the Development Code.

CONCLUSIONS:

- 1. The Union Gap Hearing Examiner has jurisdiction.
- 2. The project was reviewed on the requirements of the State Environmental Policy Act.
- 3. The proposed Class 3 as conditioned is consist with the comprehensive plan.
- 4. The proposed Class 3 as conditioned is consistent with applicable development regulations including the development code, applicable building and fire codes and utility development standards.
- 5. Adequate public facilities are available to serve the proposed Class 3 and maintain levels of service as identified in the Comprehensive Plan.

RECOMMENDATION:

Approval subject to the following conditions:

- 1. The development shall comply with the conditions of the Mitigated Determination of Nonsignificance (MDNS issued September 15, 2021).
- 2. The development shall meet the requirements described under the comments above from Dennis Henne, Community Development Director, City of Union Gap, David Dominguez, Civil Engineer City of Union Gap and Jason Cavanaugh, Building Official City of Union Gap.
- 3. The development shall comply with the requirements of UGMC Chapter 17.05 (Site Design and Improvement Standards).
- 4. The development shall comply with the requirements of UGMC Chapter 17.06 (Off-Street Parking and Loading).
- 5. The development shall comply with the requirements of UGMC Chapter 17.07 (Site Design & Improvement Standards).

Attachments:

- A. Applications and associated documents/maps and revised applicant's Class 3 Review Project Narrative merging two existing parcels (City File No. 2022.0002.C30001)
- B. SEPA MDNS issued September 15, 2021
- C. Comments
 - a. David Dominguez, Civil Engineer, City of Union Gap email dated 2/4/2022.
 - b. Dennis Henne, Community Development Director, City of Union Gap memo dated February 2, 2022.
 - c. Jason Cavanaugh, Building Official City of Union Gap, email dated 2/1/2022.



Exhibit 5

Hearing Date: March 29, 2022 Applicant: Falcon Ridge Investment

Property Owners: Mare's Pasture LLC/ Min-Tie Marianne LLC

File Number: 2022.0002.C30001

Staff Contact: Lynn Deitrick, Yakima Valley Conference of Government, Planning Representative of

of Union Gap

From: Dominguez, David

Sent: Friday, February 4, 2022 3:06 PM

To: Valle, Jenny

Subject: Goodman Rd Development

Jenny:

All new public utility easements shall be a minimum of 20 feet in width. All easements shall be shown
on the Developer's plans and indicate the recorded Yakima County easement number.

- Developer shall submit to the City a dewatering plan for the control and disposal of groundwater which may be encountered during construction.
- Sewer mains shall be designed to carry the peak hour flow at a maximum flow depth of one-half the pipe diameter.
- Off-site sanitary sewer pipeline impacts resulting from the Goodman Rd development must be
 analyzed. Analysis shall include capacity of existing downstream mains from the tie-in point of the
 development to the 30" trunk line on VMB for year 2029 and at complete development.
- A water system analysis shall be performed including the proposed development to determine that the new development will not negatively impact adjacent developments.

Thank you,



David Dominguez, E.I.T.

Public Works & Community Development City of Union Gap

(509) 249-9211 david.dominguez@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008



From:

Henne, Dennis

Sent:

Thursday, February 3, 2022 10:36 AM

To:

Valle, Jenny; Dominguez, David

Subject:

Falcon Ridge Class 3 Review, 2022.0002.C30001

Attachments:

Memo review-cmmnt request STP Goodman Place 31044.docx

Attached please find P.W. comments regarding Falcon Ridge Class 3 Review, 2022.0002.C30001

Jenny, I could not get the header to reduce in size, maybe you can help. Also, David will have some comments as well,

Thank You



Dennis Henne

Director of Public Works & Community Development City of Union Gap

(509) 249-9206

dennis.henne@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008



REVIEW AND COMMENT

Date:

February 2, 2022

To:

Reviewing City Departments, Utilities

From:

Dennis Henne

RE:

Falcon Ridge Class 3 Review, 2022.0002.C30001

Prior Comments

City of Union Gap Dennis Henne Comm. Development Director dated July 26, 2021, for APN 191331-31044 and APN 191331-34406. The summary of the comments are as follows.

APN 191331-31044

- 1. Add, 10' P.U. Easement along the west lot line on proposed Lot 1
- 2. Add, 10' P.U. Easement along the west lot line on proposed Lot 2 & Lot 3
- 3. Add, 20' P.U. Easement along the south lot line on proposed Lot 1
- 4. 60' Proposed Access & Public Utility Easement Reserved Hereon (Walla Walla), Falcon Ridge Investments shall dedicate 60' R/W and two 8 ft P.U. Easements from the Clary property to the west edge of proposed lot 3.
- 5. Design to City standards and complete construction of road improvements.
- 6. Complete water and sewer system capacity study.
- 7. Extended water and sewer throughout the development shall be dedicated to the City. Utility easements shall be provided.
- 8. Complete Traffic Impact Study (TIS) analyzing the traffic impacts along VMB and Longfibre Rd. TIS shall identify, if any, mitigation measures for traffic impacts to City of Union Gap's infrastructure. Queue lengths in the westbound left-turn lane at the intersection of VMB and Longfibre Rd. exceeds the available storage during peak hours and traffic generated by this project could create the need for intersection improvements.
- 9. (1) All stormwater management and control must be designed per UGMC Chapter 14.
- 10. (2) Streetlights shall be required.
- 11. (3) Street break permit will be required for all work within the public right of way.



APN 191331-34406

- 1. 60 x 160 Turn Access Easement per BSP 7924103, convert from easement to R/W, Falcon Ridge Investments shall dedicate 60' R/W and two 8 ft P.U. Easement from the east lot line of proposed lot 3 west to lot 2. As depicted on BSP 7924103.
- 2. Design to City standards and complete construction of road improvements.
- 3. Complete water and sewer system capacity study.
- 4. Complete Traffic Impact Study.

City of Union Gap Dennis Henne Comm. Development Director dated February 2, 2022 The summary of the comments are as follows.

Stormwater:

- 1. Drainage, erosion and sediment control practices required for new construction activities.
- 2. All stormwater drainage facilities serving private or public streets must meet city of Union Gap stormwater developer standards and the adopted Eastern Washington State Stormwater Manual. Suitable stormwater drainage shall be provided such that the development does not conflict with present drainage patterns, or create a drainage problem within itself or for its neighbors

Streets:

- 1. The access to the new lots in the short plat is via a new proposed street that will access onto Longfibre Rd. and Goodman Rd. UGMC Section 16.40.010 Street improvement standards. "Generally, publicly owned access roads meeting City of Union Gap standards must serve all lots in plats, short plats and binding site plans except as provided in this title. All public streets must meet City of Union Gap street developer standards. Specifically, the following is required:
- a. Curb and Gutter.
 - 1. All present or future through streets shall be constructed with barrier curbs.
 - 2. Interior and dead-end residential streets may be constructed with rolled mountable curbs.



3. The curb radii at all intersections and interior corners shall be constructed with barrier curbs to a point ten (10) feet beyond the end of the radius.

b. Sidewalks.

- 1. Sidewalks shall be constructed along both sides of all proposed streets. Sidewalks located immediately adjacent to a curb shall be a minimum five feet wide.
- 2. Sidewalks located a minimum of three feet behind the backs of curbs shall be a minimum four feet wide.
- 3. All sidewalks shall be constructed to the following minimum depths:
 - a. Streets with barrier curbs: four inches except at driveway locations the sidewalk depth shall be six inches.
 - b. Streets with rolled curbs: sidewalks shall be a minimum of six inches.
- 2. Existing Streets. Where an existing public road right-of-way, which is either unimproved or improved to less than the minimum city road standard, provides access to property being platted or short platted, the reviewing official may require the public road right-of-way to be improved to a City public road standard (i.e., half road, gravel, hard surface, etc.) which is proportional to the amount of additional traffic the development places on the roadway.
- Streetlights shall be constructed at all intersections and at the ends of all cul-de-sacs.
 Additional streetlights shall be constructed between intersections so that the maximum spacing between streetlights does not exceed three hundred thirty (330) feet.
- 4. The City and WSDOT are reviewing the Kittelson TIA to estimate impacts to the off-site City street systems resulting from the Goodman Place development. Developer shall pay their fair-share of costs for specific off-site improvements needed to mitigate development related impacts at the study areas in the Kittelson TIA.
- 5. Transit Shelters. Development shall provide and install a minimum of two Transit Shelters at approved transit stops in and around proposed development.
- 6. Dedication of street and road right-of-way, alley right-of-way, public utility easements and other public ways proposed by the short plat may be made if the conditions of approval are completed. Arrangement, character, extent, width, grade and location of all streets shall conform to a general comprehensive plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
- 7. Full access is allowed onto Goodman Rd and Longfibre Rd. from new street connection.
- 8. All existing unused driveway cuts are required to be replaced with full height curb and new sidewalk.



Water:

- 1. Domestic water service connections shall be consistent with all provisions outlined in UGMC Title 12 Water and Sewers.
- 2. A public water supply line maintained by the city of Union Gap, shall serve all new lots and development adjacent to the development site. Water distribution facilities must meet City of Union Gap water developer standards. The water system must be capable of providing sufficient flow and pressure to satisfy the fire flow and domestic service requirements of the proposed lots and development as approved by the director of public works with fire hydrants or other means of fire flow as required by the fire marshal.
- 3. As requested the applicate provided water and sewer capacity impact reviews. The subject property was originally zoned Regional Commercial (R-2) but was recently rezoned to Multi-Family Residential (R3). City Water and Sewer Comprehensive Plans did not account for the high density expected on subject property. The City is currently reviewing effects of the increase in high density flows over the planned flows on the water systems and recommend the following:
 - a. Fire Flow: complete the necessary water line looping through the development needed to meet the fire flow demands of the development.
 - b. Water system capacity is available to serve the proposed Goodman Place



c. development, fire flow, source and storage capacity is adequate.

Sewer:

- Sanitary sewer service connections shall be consistent with all provisions outlined in UGMC Title 12 - Water and Sewers.
- 2. A sanitary sewer line discharging to municipal sewer shall serve all new lots and development adjacent to the lot or development site. Extensions must be consistent with and implement the City's adopted sewer comprehensive plan. Sanitary sewer facilities must meet City of Union Gap sewer developer standards.
- 3. As requested the applicate provided water and sewer capacity impact reviews. The subject property was originally zoned Regional Commercial (R-2) but was recently rezoned to Multi-Family Residential (R3). City Water and Sewer Comprehensive Plans did not account for the high density expected on subject property. The City is currently reviewing effects of the increase in high density flows over the planned flows on the sewer systems and recommend the following;
 - a. Union Gaps allocation in treatment capacity of the Yakima Regional Treatment Plant is adequate to serve the proposed Goodman Place development.
 - b. We are uncertain at this time as to the impacts of the proposed Goodman Place development on the sanitary sewer pipeline capacity and the North Rudkin Road Lift Station. Capacity of these facilities are shared between Yakima and Union Gap.
 - c. Union Gap and the City of Yakima are currently evaluating impacts from the Goodman Place development on the collection system due the additional demand.



From:

Cavanaugh, Jason

Sent:

Tuesday, February 1, 2022 8:45 AM

To:

Valle, Jenny

Subject:

RE: Falcon Ridge Class 3 Review, 2022.0002.C30001

Jenny,

Here my comments regarding the Falcon Ridge development...

- It appears the applicant has shown they will meet the minimum 5% of landscaping for the parking areas. Chapter 17.06.090 of the Union Gap Municipal Code (UGMC) details all of the required landscaping. Compliance with will be reviewed during the Construction Plan Review.
- 2. Chapter 17.07 of the UGMC addresses Site Screening for the development. Construction documents should reflect these Site Screening requirements.
- 3. For informational purposes to the applicant when the time comes to submit for permitting of construction, the City of Union Gap is currently under the 2018 Washington State Codes. Submission of 3 sets of construction documents should reflect the City of Union Gap's current adopted building codes.
- 4. Page 1 of submitted documents for the Class 3 Review shows the density broken out per phase. The applicant should also show the density of the development as a whole per chapter 17.05.030 of the UGMC.

Jason Cavanaugh

From: Valle, Jenny

Sent: Thursday, January 20, 2022 4:27 PM

To: Cavanaugh, Jason <Jason.Cavanaugh@uniongapwa.gov>; Dominguez, David <David.Dominguez@uniongapwa.gov>; Henne, Dennis <Dennis.Henne@uniongapwa.gov>; Fisher, Arlene <Arlene.Fisher@uniongapwa.gov>; Clifton, Karen <Karen.Clifton@uniongapwa.gov>; Cobb, Gregory <Gregory.Cobb@uniongapwa.gov>; 'Bronson Brown'

<Bronson@bellbrownrio.com>; 'Lynn Deitrick' <Lynn.Deitrick@yvcog.org>

Cc: 'Mike Heit' <mheit@hlacivil.com>; Eric Herzog <eherzog@hlacivil.com>

Subject: Falcon Ridge Class 3 Review, 2022.0002.C30001

Attached will be the above mentioned for your review and comment. Thank you



Jenny Valle Administrative Secretary (509) 575-3638 Jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008



Exhibit 4

Hearing Date: March 29, 2022 Applicant: Falcon Ridge Investment

Property Owners: Mare's Pasture LLC/ Min-Tie Marianne LLC

File Number: 2022.0002.C30001

Staff Contact: Lynn Deitrick, Yakima Valley Conference of Government, Planning Representative City

of Union Gap



February 23, 2022

City of Union Gap Community Development 102 W Ahtanum Rd. Union Gap, WA 98903

Attn: De

Dennis Henne

Director, Public Works & Community Development

Re:

Falcon Ridge

Proposed Short Plats - 2021.0118.ST002 - APN 191331-34406 (3 lots) and 191331-31044 (3 lots)

HLA Project No. 21133

Dear Dennis:

Please be advised that Falcon Ridge is requesting to immediately withdraw the Short Subdivision application 2021.0118.ST002 – APN 191331-34406 (3 lots) and 191331-31044 (3 lots). The developer no longer desires to subdivide the properties.

Should you have any questions or need more information, please contact our office.

Very truly yours,

Michael R. Heit, PE

MRH/krb

RECEIVED



CLASS 3 REVIEW PROJECT NARRATIVE

The proposed Goodman Place property consists of two parcels totaling 26.33-acres located at Voelker Ave. S. / Whitman St. and has recently been rezoned to Multi-Family Residential R-3 to allow the development of high-density multi-family residential townhouses and apartments.

The Goodman Place property has connections to Goodman Rd., a collector and a signalized intersection to Valley Mall Blvd. The development will also have a public road extension off Longfibre Rd. that will be constructed as part of this project. The properties will also have emergency fire access connections to Whitman St. and Voelker Avenue. Internal private roadway and parking lot system would be constructed as part of the multi-family residential development. Surplus capacity exists along Valley Mall Blvd. and Longfibre Rd., which were designed to accommodate traffic associated with residential, industrial, and commercial average daily trip density. A Traffic Impact Analysis (TIA) has been prepared and submitted to the City of Union Gap.

City of Union Gap water and sewer currently serve the site and would be extended through the site as part of any proposed multi-family development. The water and sewer systems both have the necessary capacity to service the proposed additional R-3 zoned land. A water and sewer system capacity analysis has been prepared and submitted to the City of Union Gap. All other utilities such as telephone, cable, natural gas, and electricity are located on or near the property, and can be easily extended to the property. School, police, and fire services are available and already service the property.

The proposed project consists of two short-plats for the purpose of creating lots for the multifamily phased development. The preliminary short plats have been approved and would be completed upon approval of the multi-family development. The short plats will divide the 26.33 acres into six multi-family lots. The lot sizes will vary in size from approximately 2.70 acres to 6.20 acres. Two lots will contain the proposed 54 townhouse units, and four lots will contain the proposed 372 apartments. All lots will have connections to public roadways through the signalized intersection onto Valley Mall Blvd., and a public road right-of-way connection to Longfibre Rd. Goodman Place has two existing road connections that will be used for this development, and two fire access connections. Valley Mall Blvd. is already improved to a five-lane collector arterial and will not need to be improved as part of this project. Longfibre Rd. has already been improved to a three-lane collector and will not need to be improved as part of this project. A new public road connection to Longfibre Rd. will need to be constructed as part of this project.

Access to the short plat will be from private roads, and access and parking easements extending throughout the proposed Goodman Place short plat, off Goodman Road. All storm water is proposed to be retained on-site in a combination of drainage swales and underground infiltration trenches. The drainage structures shown represent the anticipated actual structures, based on preliminary stormwater design. Drainage calculations and storm water run-off areas will be finalized and appropriately placed on the property during the building permit process.



The Goodman Place townhouse and apartment project will consist of six phases. The phases do not correspond to the preliminary short plat lot numbers. Primary access for all phases will be a 26-foot-wide paved private driveway which connects to Goodman Rd.

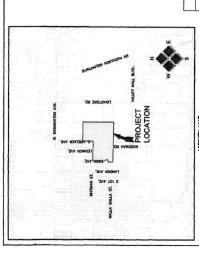
Phase 1 would construct 18 dwelling units in one apartment structure, an office building/gym, and 170 parking spaces. Phase 2 would construct 132 dwelling units in five separate apartment structures, and 314 parking spaces. Phase 3 would construct 108 dwelling units in five separate apartment structures, and 241 parking spaces. Phase 4 would construct 114 dwelling units in five separate apartment structures, and 249 parking spaces. Phase 5 would construct 22 townhouse dwelling units in four separate structures, and 249 parking spaces. Phase 6 would construct 36 townhouse dwelling units in four separate structures, and 249 parking spaces.

The lot densities shown on the site plan represent the lot densities for the proposed finished lots that would be created by the short plat. The lot dwelling units (D.U.) densities on the future multi-family apartment lots are 10.33 D.U./acre, 23.56 D.U./acre, 20.26 D.U./acre and 25.02 D.U./acre. The lot densities on the future multi-family townhouse lots are 10.4 D.U./acre and 7.75 D.U./acre. The lot densities on the existing two parcels without the associated short plat lots would be 9.45 D.U./acre and 23.07 D.U./acre.

The property is proposed to be landscaped with normal residential multi-family type landscaping. Interior landscaping will consist of trees, shrubs, and low ground cover plantings. Lot coverage has been calculated at approximately 55 percent of the total parcels. The height of the new structures will be approximately 40 feet and is likely to be constructed of glass and wood. The maximum building height in the R-3 zoning district is 50 feet.

Pedestrian access to the building will be by the existing concrete sidewalks, and the future parking area concrete sidewalks shown on the attached site plan.





YAKIMA COUNTY

WASHINGTON

MCINITY MAP

LEGEND

REQUIRED PARKING: 2.0 SPACES PER UNIT +1 SPACE FOR EASCH 10 UNITS = 113 SPACES

PARKING PROVIDED: 162 SPACES

LAND USE DENSITY AND COVERAGE LOT 1/PHASE PROPOSED USE: MULTHFAMILY DWELLING

PARKING AND UNITS SUMMARY LOTS 1-2 (PHASES 5-6)

!		- 8 - 8 -	0	q			•	0	
	EXISTING WATER EXISTING SEWER FYSTERS LANGUING	EXISTING MANHOLE	EXISTING FIRE HYDRANT	PROPOSED WATERMAIN	PROPOSED SEWERMAIN	PROPOSED MANHOLE	PROPOSED DUMPSTER	APPROXIMATE BUTILIRATION SYSTEM	

- CITY OF UNION GAP SANITARY SEWER MAIN AND WATER MAIN ARE PROVIDED TO THE PROPERTY.
- ALL ON-SITE DRAWAGE TO BE RETAINED AND DISPOSED OF ON SITE MACCEDONACE WITH CITT OF UNION GAP ENDMEMBRY. DESIGN OF SIGNA BRANACE FACULITES NOT COMPLETED AT THIS THILE. STGRA DRAWAGE FACULITES SHOWN ON THIS PLAN ARE APPROXIMANTE.

55.64% (85% ALLOWED) 7,505± S.F.

IMPERVIOUS SURFACES: LOT COVERAGE:

162,009.60 S.F. 36 D.U.

PARKING LANDSCAPE AREA: 7,505± S.F.
PARKING LANDSCAPE COVERAGE: 8% (5% REQUIRED)

- FIRE HYDRANT LOCATIONS NOT YET DETERMINED AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE.
 - 4. GARBAGE DUMPSTER LOCATIONS ARE APPROXIMATE.

LAND USE DENSITY AND COVERAGE LOT 2/PHASE 5

101,207 S.F.

- FINAL SIDE SEWER SERVICE LINES AND DOMESTIC WATER SERVICES AND FIRE SERVICES TO BE DETERMINED DURING FINAL DESIGN.
 - ON-SITE MAIL BOX LOCATIONS TO BE DETERMINED WITH U.S. POST OFFICE, WEST WASHINGTON AVENUE, YAKIMA,



ENGINEER

FALCON RIDGE 2550 BORTON ROAD YAKIMA, WA 98903 BYRON BORTON

NOTE: Impervious surfaces include all structures, paving, cement or asphalt pados and walkways, driveways, paved parking and all other impervious surfac

LOT COVERAGE. SOLBY, (BSK ALLOWED)
PARKING LANDSCAPE AREA: 3,642,8.5.
3,642,8.5.
3,642,8.5.
3,642,8.5.

DEVELOPER HLA ENGINEERING & LAND SURVEYING, INC. 2803 RIVER ROAD YAKIMA, WA 98902 MIKE HEIT, PE (509) 966-7000



	A CONTRACTOR CONTRACTO
DWELLING UNITS: 3721	372 D.U.
ZONE SIZE: 841,	841,195.33 S.F.
EQUIRED PARKING: 2.0 S	REQUIRED PARKING: 2.0 SPACES PER UNIT +1 SPACE FOR EASCH 10 UNITS = 781 SPACES REQ.

NOVEMBER 2021

HLA PROJECT NO. 21133

CITY OF UNION GAP, WA PARCEL # 191331-31044 AND 191331-34406,

GOODMAN PLACE

AND USE DENSITY /	LAND USE DENSITY AND COVERAGE LOT 3/PHASE 1
ROPOSED USE	MULTI-FAMILY DWELLING
CONING	R3
OT AREA	151,751 18 S.F.
INFLUNG UNITS:	36 D.U.
LOT DENSITY:	10,33 D U. / ACRE/

ID COVERAGE LOT 1/PHASE 4

MATHEMALY DIFFLAGE MATHEMA	E DENSITY AND C	E DENSITY AND COVERAGE LOT 3/PHASE 1	PHASE 1 LAND USE DENSITY AND COVERAGE LOT 1/PHA	COVERAGE LOT 1/PH/
	JSE	MULTI-PAMILY DWELL		MULTI-FAMILY DWELLING
	7	Ra	ZOMENIOS	23
		151,751 18 S.F.	LOT AREA:	210,763.97 S.F.
	NITS	36 D.U.	DWELLING UNITS:	114 D.U.
		10.33 D.U. / ACRE	Lor Density:	23.56 D.U. / ACRE
		15,645.95 S.F.	UNIT SIZE:	42,126.48 S.F.
	SURFACES:	104,519± S.F.	IMPERVIOUS SURFACES:	140,686±
	GE:	62.59% (85% ALLOWED		60% (85% ALLOWED)
	r AREA:	28,408± S.F.	PARKING LOT AREA:	43,434±
	JOSCAPE AREA:	6,614± S.F.	PARKING LANDSCAPE AREA:	13,834±
-	IDSCAPE COVERAGE:	23.28% (5% REQUIRED		E: 31.85% (5% REQUIRED)

LAND USE DENSITY AND COVERAGE LOT 2/PHASE 3	OVERAGE LOT 2/PHASE 3	LAND USE DENSITY A
PROPOSED USE:	MULTI-FAMILY DWELLING	PROPOSED USE:
ZONING:	R3	ZONEING:
LOT AREA:	193,478.85 S.F.	LOT AREA:
DWELLING UNITS:	90 D.U.	DWELLING UNITS:
LOT DENSITY:	20.26 D.U. / ACRE	LOT DENSITY:
UNIT SIZE:	39,354.05 S.F.	UNIT SIZE:
IMPERVIOUS SURFACES:	133,943±	IMPERVIOUS SURFACES:
LOT COVERAGE:	67.61% (85% ALLOWED)	LOT COVERAGE:
PARKING LOT AREA:	45,657±	PARKING LOT AREA:
PARKING LANDSCAPE AREA:	13,725±	PARKING LANDSCAPE AREA:
PARKING LANDSCAPE COVERAGE: 17.27% (5% REQUIRED)	17.27% (5% REQUIRED)	PARKING LANDSCAPE COVER

PROPOSED USE:	MULTI-FAMILY DWELLING
ZONEING:	R3
LOT AREA:	229,812.18 S.F.
DWELLING UNITS:	132 D.U.
LOT DENSITY:	25.02 D.U. / ACRE
UNIT SIZE:	43,156,91 S.F.
IMPERVIOUS SURFACES:	158,942±
LOT COVERAGE:	66.30% (85% ALLOWED)
PARKING LOT AREA:	55,575±
PARKING LANDSCAPE AREA:	19,909±
PARKING LANDSCAPE COVERAGE:	35.82% (5% REQUIRED)

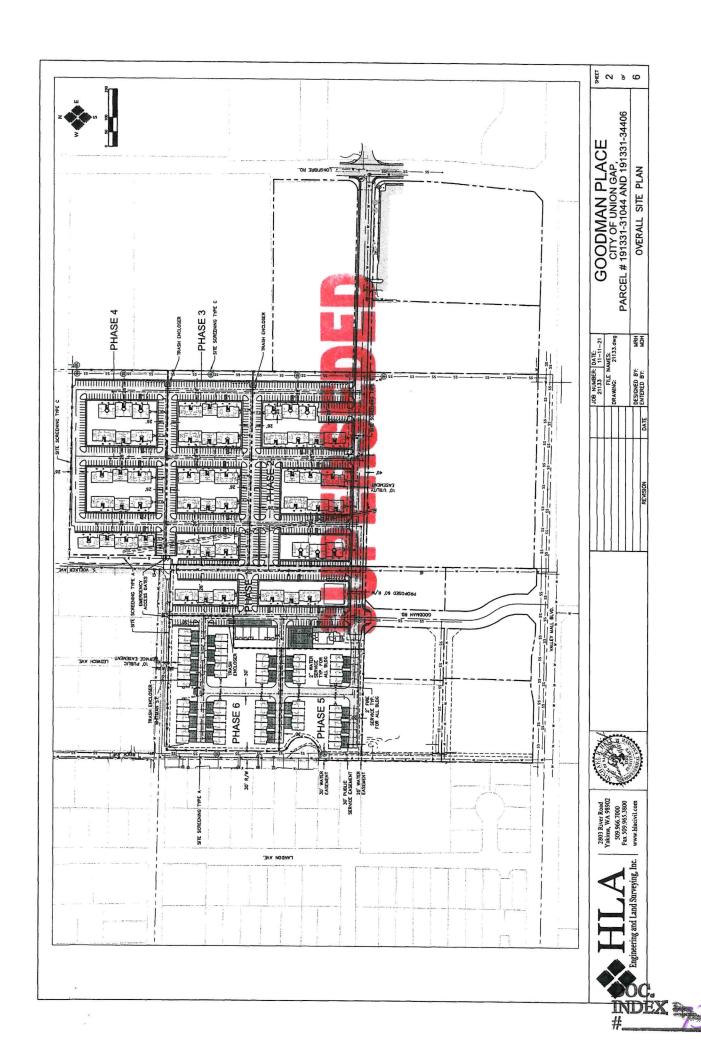
	GOODMAN PLACE	CITY OF UNION GAP,	PARCEL # 191331-31044 AND 191331-3440	COVER SHEET
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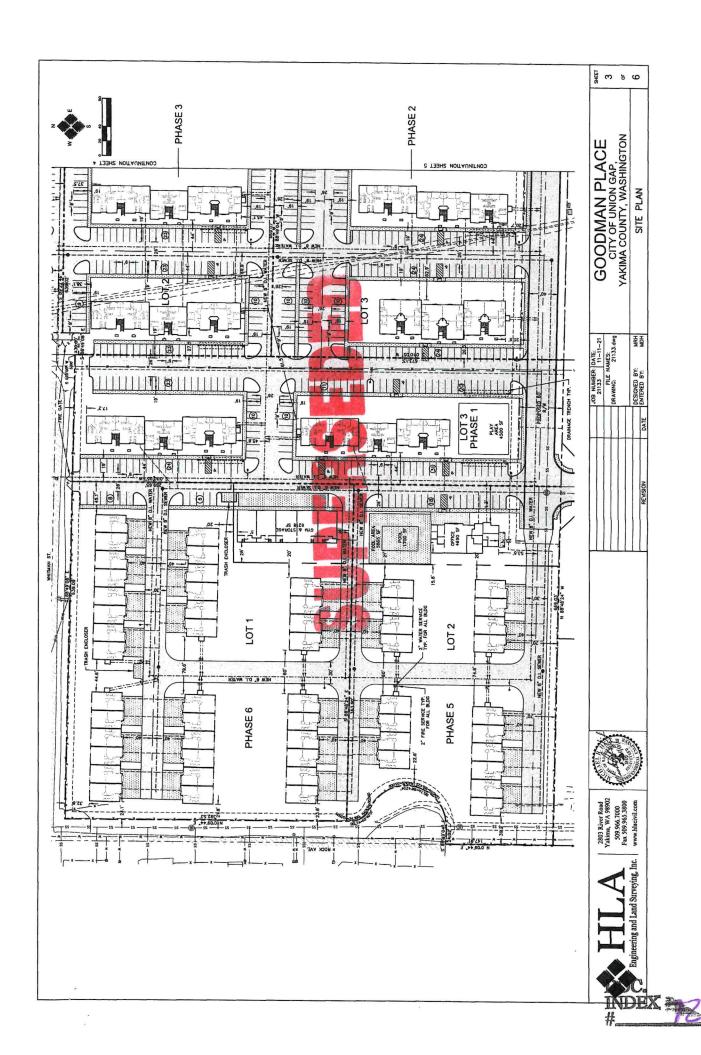
SHEET A

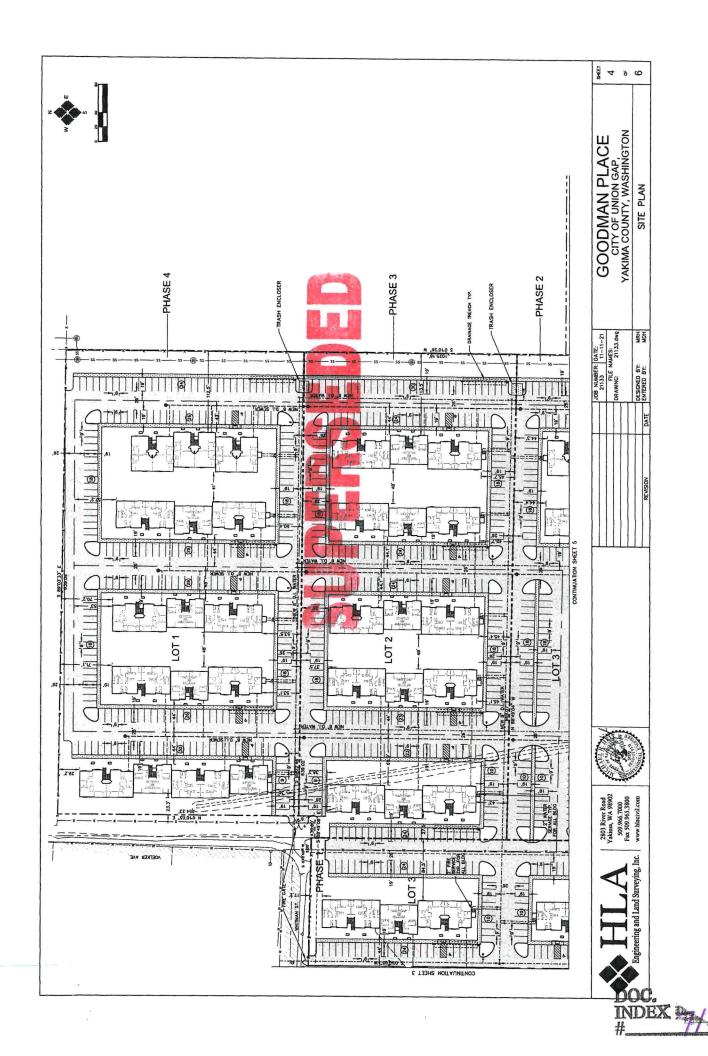
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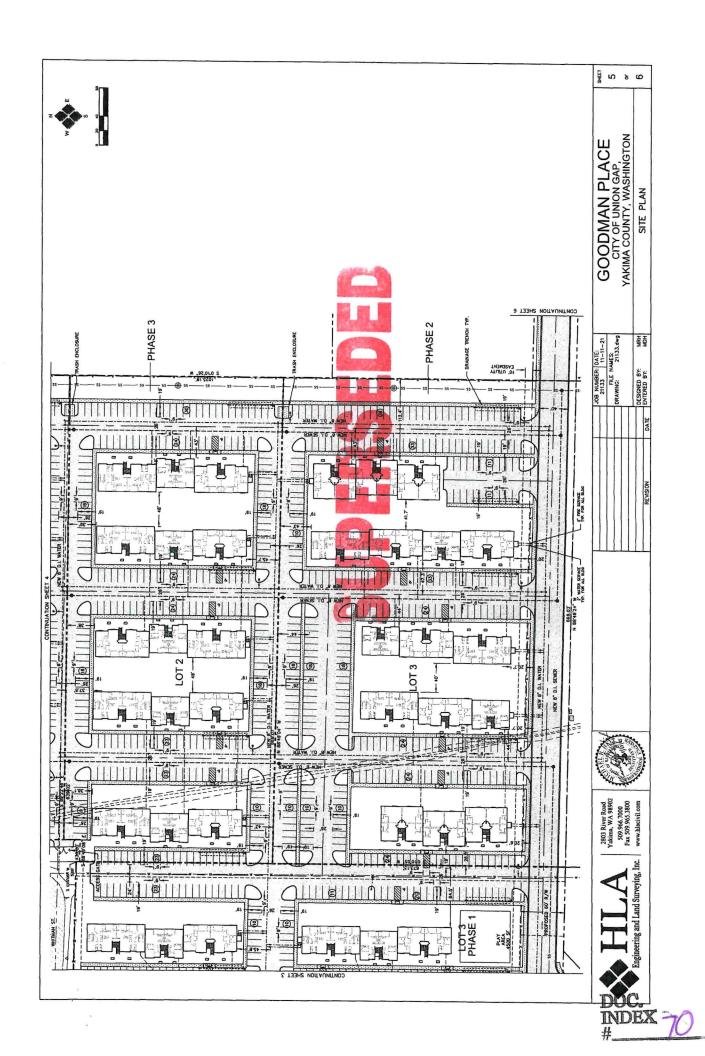
Engineering and Land Surveying, Inc.

2803 River Road Yakuna, WA 98902 509.966.7000 Fax 509.965.3800 www.hdacivil.com









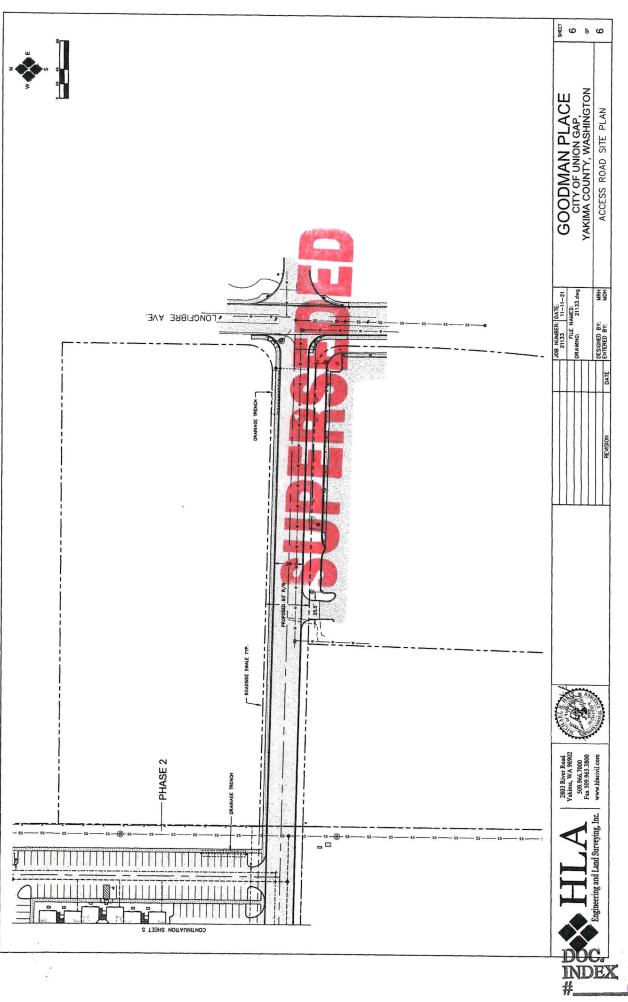


Exhibit 3

Hearing Date: March 29, 2022 Applicant: Falcon Ridge Investment

Property Owners: Mare's Pasture LLC/ Min-Tie Marianne LLC

File Number: 2022.0002.C30001

Staff Contact: Lynn Deitrick, Yakima Valley Conference of Government, Planning Representative City

of Union Gap

From:

Valle, Jenny

Sent:

Thursday, March 3, 2022 9:00 AM

To:

Preston, Bill; Shane, Mike

Subject:

FW: Notice of Public Hearing

Attachments:

PubHearNotice_Goodman_Multi-Family development.docx

Thank you



Jenny Valle

Administrative Secretary

(509) 575-3638

jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

From: Valle, Jenny

Sent: Monday, February 28, 2022 4:48 PM

To: Cavanaugh, Jason <Jason.Cavanaugh@uniongapwa.gov>; Dominguez, David <David.Dominguez@uniongapwa.gov>; Henne, Dennis <Dennis.Henne@uniongapwa.gov>; Fisher, Arlene <Arlene.Fisher@uniongapwa.gov>; Clifton, Karen

<Karen.Clifton@uniongapwa.gov>; Cobb, Gregory <Gregory.Cobb@uniongapwa.gov>; 'Bronson Brown'

<Bronson@bellbrownrio.com>; 'Lynn Deitrick' <Lynn.Deitrick@yvcog.org>
Cc: 'Mike Heit' <mheit@hlacivil.com>; Eric Herzog <eherzog@hlacivil.com>

Subject: Notice of Public Hearing

Attached will be the above mentioned. Thank you



Jenny Valle Administrative Secretary (509) 575-3638 jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008



From:

Valle, Jenny

Sent:

Monday, February 28, 2022 4:48 PM

To:

Cavanaugh, Jason; Dominguez, David; Henne, Dennis; Fisher, Arlene; Clifton, Karen;

Cobb, Gregory; 'Bronson Brown'; 'Lynn Deitrick'

Cc: Subject: 'Mike Heit'; Eric Herzog Notice of Public Hearing

Attachments:

PubHearNotice_Goodman_Multi-Family development.docx

Attached will be the above mentioned. Thank you



Jenny Valle Administrative Secretary (509) 575-3638 jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008



From: Sent: Simon Sizer <ssizer@yakimaherald.com> Monday, February 28, 2022 12:40 PM

To:

Valle, Jenny

Subject:

Re: PubHearNotice_Goodman_Multi-Family development

Attachments:

Order_confirmation.pdf

Good afternoon Jenny. I have scheduled this legal notice for 3/1, for a cost of \$414.40.

--

Simon Sizer | Legal & Obituary Clerk Yakima Herald-Republic 114 North 4th Street, Yakima, WA 98901

P.O. Box 9668, Yakima, WA 98909

Phone: (509) 577-7740 | Fax: (509) 577-7766

From: Valle, Jenny < Jenny. Valle@uniongapwa.gov>

Sent: Monday, February 28, 2022 11:14 AM **To:** Simon Sizer <ssizer@yakimaherald.com>

Subject: PubHearNotice_Goodman_Multi-Family development

Morning Simon,

Will you please post as soon as possible. Let me know if you have any questions. Thank you



Jenny Valle Administrative Secretary (509) 575-3638 jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

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Yakima Herald-Republic

PO Box 9668 Yakima, WA 98909



City Of Union Gap Accounts Payable Po Box 3008 Union Gap, WA 98903 USA

Order C	Confirmation
Order #:	23352
Order Ref #:	
Date:	2/28/2022
Advertiser #:	23213
Advertiser Name:	City Of Union Gap
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

\$ 414.40

				* * * * * * * * * * * * * * * * * * * *
Ad No.	Date	Description	Position	Format
73230	3/1/2022	NOTICE OF PUBLIC HEARING DATE: February 28, 2022 TO: Applicant, Adjoining Owners, and Public FROM: City of Union Gap, Public W	Yakima Herald Republic Broadsheet - CL-Legals	3.46 × 9.26 in × 2 col.
173231	3/1/2022	NOTICE OF PUBLIC HEARING DATE: February 28, 2022 TO: Applicant, Adjoining Owners, and Public FROM: City of Union Gap, Public W	Yakima Herald Republic CL C - CL-Legals	Online 3.46 × 9.26 in × 2 col.

Summar	y
Total Net Amount	\$ 414.40
Taxes	\$ 0.00
Total Amount	\$ 414.40

Remittance Address:

Yakima Herald-Republic PO Box 9668 Yakima, WA 98909 Tel: (206) 464-2550



Yakima Herald-Republic

PO Box 9668 Yakima, WA 98909



Classified Category: Legals Public Notices

NOTICE OF PUBLIC HEARING

DATE: February 28, 2022
TO: Applicant, Adjoining Owners, and Public
FROM: City of Union Gap, Public Works and Community

Development
APPLICANT: Falcon Ridge Investment
SUBJECT: Hearing Examiner Public Hearing Notice
FILE NO.: 2022.0002.030001

TAX PARCEL NUMBERS: 191331-34406 and 191331-31044

PROJECT DESCRIPTION:

The proposed project consists of the future consolidation of the two lots. Two existing lots, that the applicant proposes to combine, will contain the proposed 54 townhouse units, and the proposed 372 apartments

ENVIRONMENTAL REVIEW:
The City of Union Gap issued a Mitigated Determination of Non-significance (MDNS) on September 15, 2021. The determination included a 7-day appeal period. No appeals were submitted for the determination

NOTICE OF PUBLIC HEARING: On Tuesday March 29, 2022 commencing at 10:00 AM or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above application. The hearing will be conducted in-person in the Union Gap Council Chambers located at 102 W. Ahtanum Rd., Union Gap, WA, telephonically & via Zoom (see COVID-19 Public Meeting Procedures below).

COVID-19 Public Meeting Procedures: In accordance with current and ongoing proclamations by the Governor of the State of Washington all individuals who attend in person are required to wear a mask.

All interested persons may attend either in-person, by calling-in using the phone number, meeting ID and passcode below and virtually using the hyperlink below.

To attend telephonically or via Zoom: On March 29, 2022 at 10:00 AM, dial the number below, and follow the prompts:

Phone Number: 1 253 215 8782 Meeting ID: 872 8587 1212 Passcode: 480940

Or join from your computer, tablet or smartphone: https://us02web.zoom.us/j/87285871212? pwd=azdLTzJiYmVwakh2Ymx6QnZrWWlydz09

COMMENTS:
Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable impacts.
Please provide your comments at the open record hearing or send your written comments to the address below.

City of Union Gap Public Works and Community Development Department P.O. Box 3008 Union Gap, Washington 98903-0008

Or email your comments to jenny.valle@uniongapwa.gov by March 18, 2022 to be included in the city staff report to the Hearing Examiner. You may also provide written and verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Public Works and Community Development Department. If you have any questions on this proposal, please contact the City at 509.575.3638 or by email at jenny.valle@uniongapwa.gov

(23352) March 1, 2022

Valle, Jenny

From:

Valle, Jenny

Sent:

Monday, February 28, 2022 11:14 AM

To:

'ssizer@yakimaherald.com'

Subject:

PubHearNotice_Goodman_Multi-Family development

Attachments:

PubHearNotice_Goodman_Multi-Family development.docx

Morning Simon,

Will you please post as soon as possible. Let me know if you have any questions. Thank you



Jenny Valle Administrative Secretary

(509) 575-3638

jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

AFFIDAVIT OF SERVICE UPON APPLICANT, AND UPON OTHER PARTIES

RE:

Notice of Application- Class 3 Review

Applicant: Falcon Ridge Investment

Property Owner: Mare's Pasture LLC & Min-Tie Marianne LLC

Parcel #

191331-34406 & 191331-31044

File No:

2022.0002.C30001

Jenny Valle, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 28th day of February, 2022, the undersigned deposited in the U.S. Mail a properly stamped and addressed envelope by first class mail, postage prepaid, to all property as determined by records of the Yakima County assessor's office within three hundred (300) feet of the boundary of the subject property, addresses attached, containing a copy of the document to which is attached to this Affidavit.

I certify under the penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 28th day of Februray 2022, at Union Gap, Washington.

Jenny Valle, Administrative Secretary

Public Works & Community

Development



NOTICE OF PUBLIC HEARING

DATE: February 28, 2022

TO: Applicant, Adjoining Owners, and Public

FROM: City of Union Gap, Public Works and Community Development

APPLICANT: Falcon Ridge Investment

SUBJECT: Hearing Examiner Public Hearing Notice

FILE NO.: 2022.0002.C30001

TAX PARCEL NUMBERS: 191331-34406 and 191331-31044

PROJECT DESCRIPTION:

The proposed project consists of the future consolidation of the two lots. Two existing lots, that the applicant proposes to combine, will contain the proposed 54 townhouse units, and the proposed 372 apartments.

ENVIRONMENTAL REVIEW:

The City of Union Gap issued a Mitigated Determination of Non-significance (MDNS) on September 15, 2021. The determination included a 7-day appeal period. No appeals were submitted for the determination

NOTICE OF PUBLIC HEARING: On Tuesday March 29, 2022 commencing at 10:00 AM or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above application. The hearing will be conducted in-person in the Union Gap Council Chambers located at 102 W. Ahtanum Rd., Union Gap, WA, telephonically & via Zoom (see COVID-19 Public Meeting Procedures below).

COVID-19 Public Meeting Procedures: In accordance with current and ongoing proclamations by the Governor of the State of Washington all individuals who attend in person are required to wear a mask.

All interested persons may attend either in-person, by calling-in using the phone number, meeting ID and passcode below and virtually using the hyperlink below.

To attend telephonically or via Zoom: On March 29, 2022 at 10:00 AM, dial the number below, and follow the prompts:

Phone Number: 1 253 215 8782

Meeting ID: 872 8587 1212

Passcode: 480940

Or join from your computer, tablet or smartphone:

https://us02web.zoom.us/j/87285871212?pwd=azdLTzJiYmVwakh2Ymx6QnZrWWlydz09



COMMENTS:

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments to the address below.

City of Union Gap Public Works and Community Development Department P.O. Box 3008 Union Gap, Washington 98903-0008

Or email your comments to <u>jenny.valle@uniongapwa.gov</u> by March 18, 2022 to be included in the city staff report to the Hearing Examiner. You may also provide written and verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Public Works and Community Development Department. If you have any questions on this proposal, please contact the City at 509.575.3638 or by email at jenny.valle@uniongapwa.gov



AVERY

LUCY CATES 36 WHATCOM ST YAKIMA, WA 98903 SEVERIN GROUP INC. 974 NW MAHOGANY LN SILVERDALE, WA 98383 P.O. BOX 9065 YAKIMA, WA 98909

DONNA BAILEY 2003 S LEDWICH AVE YAKIMA, WA 98903 LESLIE JEFFERY 2004 VOLEKER AVE YAKIMA, WA 98903 KEN & KATHERINE SHAFER 1724 S 7TH AVE YAKIMA, WA 98902

LARRY & HOA RATTS 902 N 6TH ST YAKIMA, WA 98901 MARK & CAROLYN GEFRE 2105 S 10TH AVE UNION GAP, WA 98903 RHONDI ELLIOTT 11721 ZIER RD YAKIMA, WA 98908

CINDY HETTICH 2006 LEDWICH AVE YAKIMA, WA 98903 LETICIA MELVARD 207 E N ST UNIT 8 YAKIMA, WA 98901 CHRIS & ROXY JEFFERY 2010 VOELKER YAKIMA WA 98903

LANDSTAR NW LLC 6005 BURDEN BLVD STE 107 PASCO, WA 99301 HEATH REEVES 5901 CRESTFIELDS RD YAKIMA, WA 98903 JOE & SUSIE BARAJAS 2011 LEDWICH AVE YAKIMA, WA 98903

STANLEY & VERNA SHAFER P.O. BOX 951 SELAH, WA 98942 ROMAN FLORES SANCHEZ 2108 ROCK AVE UNION GAP, WA 98903 DELIA VARGAS 710 N 44TH AVE YAKIMA, WA 98908

CAROL LOCKWOOD 206 W ELIZABETH ST WAPATO, WA 98951 MARILYN MCLOUD 59 WHITMAN ST UNION GAP, WA 98903 CHARLES WELLINGTON 2019 LEDWICH AVE YAKIMA, WA 98903

ANITA SOSA 57 W WHITMAN AVE UNION GAP, WA 98903 OLEGARIO CASTRO 1117 N 4TH ST YAKIMA, WA 98901 ANABEL ALEJO 2020 LEDWICH AVE UNION GAP, WA 98903

MARCIA & DELMAS LITTLE 2019 LANDON AVE UNION GAP, WA 98903

P.O. BOX 30 SUNNYSIDE, WA 98944 TERRY & JEAN HUMPHRIES 60 W WHITMAN AVE UNION GAP, WA 98903

RAYMOND CONTRERAS 58 WHITMAN ST UNION GAP, WA 98903 MARK REEVES 412 W WASHINGTON AVE YAKIMA, WA 98903 LUIS VILLALOBOS
2105 LANDON AVE
UNION GARDINA 28903
#

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ERNESTO & HORTENCIA GONZALEZ 1015 S 17TH AVE YAKIMA, WA 98902 LIZANDRO BARRAGAN GONZALEZ 203 WHATCOM ST YAKIMA, WA 98903 P.O. BOX 127 LONGVIEW, WA 98632

HUMBERTO & MARIA BARRAGAN 2111 LANDON AVE UNION GAP, WA 98903 CHARLES & NORMA SHAFER 2113 LANDON AVE YAKIMA, WA 98903 AMELIA GIL ROJAS 2126 ROCK AVE UNION GAP, WA 98903

LIZANDRO BARRAGN GONZALEZ 203 WHATCOM ST UNION GAP, WA 98903 TY RICHMOND P.O. BOX 11122 YAKIMA, WA 98908

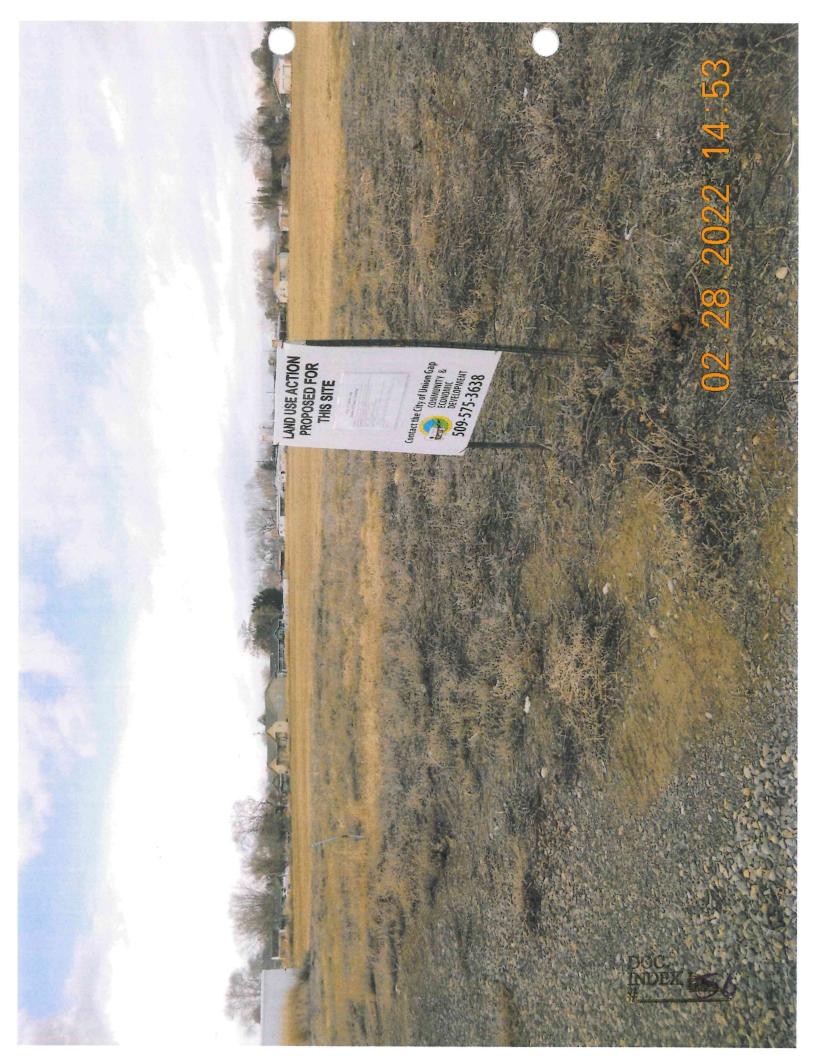
DENNIS L ETUX KRAMER 2203 LANDON AVE YAKIMA, WA 98903

MARE'S PASTURE LLC P.O. BOX 1588 YAKIMA, WA 98907 MG PROPERTIES LLC P.O. BOX 1794 YAKIMA, WA 98907

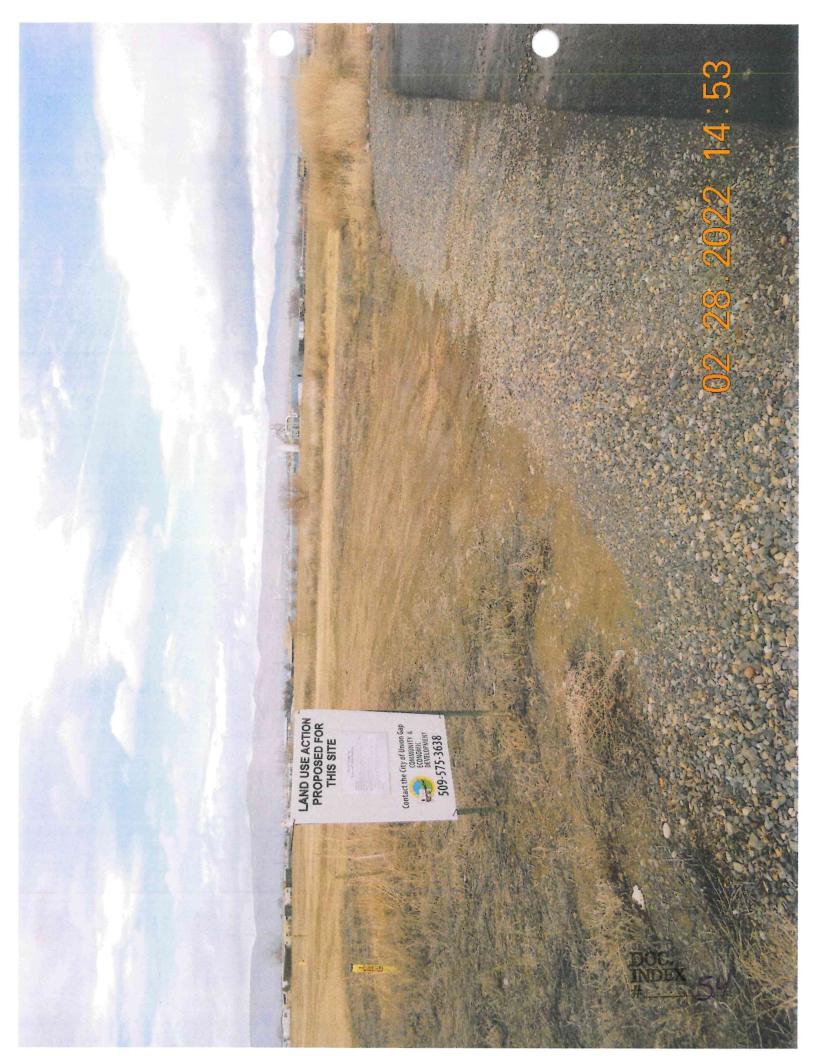
MIN-TIE MARIANNE LLC P.O. BOX 1588 YAKIMA, WA 98907

P.O. BOX 9968 YAKIMA, WA 98909 CASHMERE VALLEY BANK 124 E PENNY RD STE 210 WENATCHEE, WA 98801









Notice of Public Hearing City of Union Gap

ROJECT DESCRIPTION:

ENVIRONMENTAL REVIEW

MOTICE OF PUBLIC HEARING: On Tuesday March 20, 2022 commencing at 1040 AM or as soon interaster as possible, the laisent day pleasure Lawringer will conduct an attention and the formal chamber in larger record public formal at 102 W. Alearman Rd. Union Gap. WA, elephoneoly & so Lonn (not COVID-19) Ballic Monting Providers when you

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Contact the City of Union Gap

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Notice of Public Hearing City of Union Gap

PROJECT DESCRIPTION:
The proposed project consists of the future consolidation of the two lots. Two existing lots, that the applicant proposes to combine, will contain the proposed 54 townhouse units, and the proposed 372 apartments.

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To attend telephonically or via Zoom: On March 29, 2022 at 10:00 AM., dial the number below, and follow the prompts:

Or join from your computer, tablet or smartphone: https://uso2web.zoom.us/i/87285871212?pwd=azdt_Tzify.mVwakh2Ymx6OnZ+WWlydz09

REQUEST FOR WRITTEN COMMENTS

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable impacts. Please provide your comments at the open record hearing or send your written comments to the address below.

City of Union Gap Public Works and Community Development Department

Union Gap, Washington 98903-0008

Or email your comments to jenny valle Quniong apwagov by March 18, 2022 to be included in the city staff report to the Hearing Examiner. You may also provide written and verbal comment at the public hearing.

The file containing the complete application is available for public review at the City of Union Gap Public Works and Community Development Department. If you have any questions on this proposal, please contact the City at 509.575.3638 or



Valle, Jenny

From: Valle, Jenny

Sent: Thursday, January 20, 2022 4:27 PM

To: Cavanaugh, Jason; Dominguez, David; Henne, Dennis; Fisher, Arlene; Clifton, Karen;

Cobb, Gregory; 'Bronson Brown'; 'Lynn Deitrick'

Cc: 'Mike Heit'; Eric Herzog

Subject: Falcon Ridge Class 3 Review, 2022.0002.C30001

Attachments: doc09456220220120162015.pdf; doc09453620220120141312.pdf

Attached will be the above mentioned for your review and comment. Thank you



Jenny Valle Administrative Secretary (509) 575-3638

jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008



Valle, Jenny

From:

Simon Sizer <ssizer@yakimaherald.com>

Sent:

Friday, January 21, 2022 8:38 AM

To:

Valle, Jenny

Subject:

Re: NOA Falcon Ridge Invest Level 3 Review - CU multi-Fam Dev (002)

Attachments:

LopezAP-62-993599-1.pdf

Good morning Jenny. I have scheduled this legal notice for 1/25, for a cost of \$295.40.

Simon Sizer | Legal & Obituary Clerk Yakima Herald-Republic 114 North 4th Street, Yakima, WA 98901 P.O. Box 9668, Yakima, WA 98909

Phone: (509) 577-7740 | Fax: (509) 577-7766

From: Valle, Jenny < Jenny. Valle@uniongapwa.gov>

Sent: Thursday, January 20, 2022 4:09 PM **To:** Simon Sizer <ssizer@yakimaherald.com>

Subject: NOA Falcon Ridge Invest Level 3 Review - CU multi-Fam Dev (002)

Hi Simon,

Will you please post this as soon as possible. Let me know if you have any questions. Thank you



Jenny Valle Administrative Secretary (509) 575-3638 jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008

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This is the proof of your ad scheduled to run on the dates indicated below.

Please proof read notice carefully to check spelling and run dates,

if you need to make changes

Date: 01/21/22

Account #:

110020

Company Name:

CITY OF UNION GAP

Contact:

Teresa Lopez,AP

Address:

PO BOX 3008

UNION GAP, WA 98903-0008

Telephone:

(509) 248-0432

Fax:

(509) 248-6494

Account Rep: Phone # Simon Sizer

Email:

(509) 577-7740 ssizer@yakimaherald.com

Ad ID:

993599

Start: Stop:

01/25/22 01/25/22

Total Cost:

01/20/22

Lines:

\$295.40

of Inserts:

112.0

Ad Class:

1 6021

Run Dates:

Yakima Herald-Republic

01/25/22



NOTICE OF APPLICATION FOR CLASS 3 REVIEW APPLICATION

DATE: January 20, 2022

TO: Applicant, Adjoining Owners

FROM: Dennis Henne - Public Works & Community

Development

APPLICANT: Falcon Ridge Investment

SUBJECT: Notice of Application for a Class 3 Review - Multi

Family Development application in the R3 zone.

FILE NO.: 2022.0002.C30001

TAX PARCEL NUMBERS: 191331-34406 and 191331-31044

DATE OF APPLICATION: January 10, 2022

Date of Determination of Application Completeness: Janu-

ary 10, 2022

PROJECT DESCRIPTION:

The City of Union Gap Department of Public Works and Community Development has received a Class 3 Review for the proposed multi-family development in the R3 zone. The Development will consist of 54 townhouse units, and 372 apartments. The proposed development will have connections to public roadways through the signalized intersection onto Valley Mall Blvd., and a public road right-of-way connection to Longfibre Rd. Goodman Place has two existing road connections that will be used for this development, and two fire access connections.

ENVIRONMENTAL REVIEW:

The city issued a Mitigated Determination of Nonsignificance (MDNS) on September 15, 2021, and no appeals were submitted. File number 2021.0117.SE0003

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments must be received by, February 3, 2022 please send your written comments to the address below.

Dennis Henne, Community Development Director, City of Union Gap, P.O. Box 3008, Union Gap, Washington 98903 or email your comments to <u>jenny.valle@uniongapwa.gov</u>. Please reference file number 2022.0002.C30001 Falcon Ridge Multi-Family Development -Class 3 Review.

The file containing the complete application is available for public review at the City of Union Gap Public Works & Community Development Department. If you have any questions on this proposal, please contact Jenny Valle at (509) 575-3638 or by email at Jenny.Valle @uniongapwa.gov

(993599) January 25, 2022

Courtesy of Yakima Herald Republic

16

Valle, Jenny

From:

Valle, Jenny

Sent:

Thursday, January 20, 2022 4:09 PM

To:

'Simon Sizer'

Subject:

NOA Falcon Ridge Invest Level 3 Review - CU multi-Fam Dev (002)

Attachments:

NOA Falcon Ridge Invest Level 3 Review - CU multi-Fam Dev (002).docx

Hi Simon,

Will you please post this as soon as possible. Let me know if you have any questions. Thank you



Jenny Valle Administrative Secretary (509) 575-3638 jenny.valle@uniongapwa.gov

P.O. BOX 3008 | 102 WEST AHTANUM | UNION GAP, WA 98903-0008



AFFIDAVIT OF SERVICE UPON APPLICANT, AND UPON OTHER PARTIES

RE:

Notice of Application- Class 3 Review

Applicant: Falcon Ridge Investment

Property Owner: Mare's Pasture LLC & Min-Tie Marianne LLC

Parcel #

191331-34406 & 191331-31044

File No:

2022.0002.C30001

Jenny Valle, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 20th day of January, 2022, the undersigned deposited in the U.S. Mail a properly stamped and addressed envelope by first class mail, postage prepaid, to all property as determined by records of the Yakima County assessor's office within three hundred (300) feet of the boundary of the subject property, addresses attached, containing a copy of the document to which is attached to this Affidavit.

I certify under the penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 20th day of January 2022, at Union Gap, Washington.

Jenny Valle, Administrative Secretary

Public Works & Community

Development





NOTICE OF APPLICATION FOR CLASS 3 REVIEW APPLICATION

DATE:

January 20, 2022

TO:

Applicant, Adjoining Owners

FROM:

Dennis Henne - Public Works & Community Development

SUBJECT:

APPLICANT: Falcon Ridge Investment

Notice of Application for a Class 3 Review - Multi Family Development application in

the R3 zone. FILE NO.:

2022.0002.C30001

TAX PARCEL NUMBERS: 191331-34406 and 191331-31044

DATE OF APPLICATION: January 10, 2022

Date of Determination of Application Completeness: January 10, 2022

PROJECT DESCRIPTION:

The City of Union Gap Department of Public Works and Community Development has received a Class 3 Review for the proposed multi-family development in the R3 zone. The Development will consist of 54 townhouse units, and 372 apartments. The proposed development will have connections to public roadways through the signalized intersection onto Valley Mall Blvd., and a public road right-of-way connection to Longfibre Rd. Goodman Place has two existing road connections that will be used for this development, and two fire access connections.

ENVIRONMENTAL REVIEW:

The city issued a Mitigated Determination of Nonsignificance (MDNS) on September 15, 2021, and no appeals were submitted. File number 2021.0117.SE0003

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments must be received by, February 3, 2022 please send your written comments to the address below.

Dennis Henne, Community Development Director, City of Union Gap, P.O. Box 3008, Union Gap, Washington 98903 or email your comments to jenny.valle@uniongapwa.gov. Please reference file number 2022.0002.C30001 Falcon Ridge Multi-Family Development -Class 3 Review.

The file containing the complete application is available for public review at the City of Union Gap Public Works & Community Development Department. If you have any questions on this proposal, please contact Jenny Valle at (509) 575-3638 or by email at Jenny. Valle@uniongapwa.gov

Class Three

City of Union Gap 3106 1st Street | P.O. Box 3008 Union Gap, WA 98903 509-575-3638 Fax 509-248-6494

Date Issued: 01/10/2022 Permit #:

2022.0002.C30001

Permit is not valid until paid in full

Applied Date: 01/10/2022		Issue Date: 01	/10/2022	Expiration Date	07/09/2022
Proposed Use:				-	
Physical Address: Parcel #: 19133134406 Subdivision: Zoning: Load: Use: Occupancy:		Str Sto Beo Co Co	quire Sprinklers: uctures: ries: drooms: nstruction Type: de Edition: vice Location:	No Heating: Roofing: Bathrooms:	
Applicant FALCON RIDGE, 2550 BORTON RD YAKIMA, WA 98903 Contact: Phone: (509) 945-3438 Fax: () - Email:					
Fees Class Three Review NOTICE OF APPLICATION ADVERTISING FOR PUBLIC HEARING HEARING EXAMINER PUBLIC HEARING	Qty 1.00 1.00 1.00 1.00	751.73 350.00 150.00 1,600.00	751.73 350.00 150.00 1,600.00 2,851.73	Fully Paid Invoice #	Amount
Perm By signing this document, I agree to abide construction and fire/life safety as required	by the lav	ws, codes and sta	until paid in	governing land developmen	2,851.73
Applicant Signature		Date			





LAND USE APPLICATION

CITY OF UNION GAP, DEPARTMENT OF COMMUNITY DEVELOPMENT

Contractor of the second	3106 SOUT	H 1 ⁵¹ STF	REET, UNIO	ON GAP	, WASH	ING	ron 9	8903				
	VOICE: (50	09) 575-3	638 FAX:	(509) 24	8-6494							
INSTRUCTIONS												
to bring all necessar an application unle This application co	ary attachment ess it is comple consists of four	s and the te and the parts. Pa	required fili e filing fee p ART I - GE	ng fee wi aid. Filin NERAL	nen the a g fees ar INFORM	pplica e not IATI	ntion is refund ON Al	submitte able. ND PAR	ed. Co T IV -	ommun - CER	ity D TIFIC	ask a Planner. Remember evelopment cannot accept CATION are on this page. complete the application.
PART 1 - GENER	RAL INFORM										×	
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And Phone Num	ber	Street	2550 Bort	on Rd.								
		City	Yakima			ST	WA	Zip	98903	3 Ph	one	(509) 945-3438
2. Applicant's Prop		Check One	Own	er 🔲	Agent		Ø	Purchase	er	0	ther	
3. Property Owner		Name	MARE'S F	PASTUR	E LLC /	MIN-	TIE M	ARIANN	IE LLC)		
Address, And Ph (If Other Than A		Street	PO Box 1	588								
		City	Yakima			ST	WA	Zip	98907	7 Ph	ione	
4. Subject Property												
5. Legal Description		(if length	ny, please at	tach it on	a separa	te doc	cument	t)				
See Attac	ched.											•
6. Property's Exist				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
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FOR ADMINISTR	ATIVE USE	ONLY										Revised 09-12
Notes:					,					FILE #	‡	
DATE FEE PAID	RECEIV	ED BY		Amoun	t			Receipt	No.			Hearing Date



CLASS 3 REVIEW PROJECT NARRATIVE

The proposed Goodman Place property consists of two parcels totaling 26.33-acres located at Voelker Ave. S. / Whitman St. and has recently been rezoned to Multi-Family Residential R-3 to allow the development of high-density multi-family residential townhouses and apartments.

The Goodman Place property has connections to Goodman Rd., a collector and a signalized intersection to Valley Mall Blvd. The development will also have a public road extension off Longfibre Rd. that will be constructed as part of this project. The properties will also have emergency fire access connections to Whitman St. and Voelker Avenue. Internal private roadway and parking lot system would be constructed as part of the multi-family residential development. Surplus capacity exists along Valley Mall Blvd. and Longfibre Rd., which were designed to accommodate traffic associated with residential, industrial, and commercial average daily trip density. A Traffic Impact Analysis (TIA) has been prepared and submitted to the City of Union Gap.

City of Union Gap water and sewer currently serve the site and would be extended through the site as part of any proposed multi-family development. The water and sewer systems both have the necessary capacity to service the proposed additional R-3 zoned land. A water and sewer system capacity analysis has been prepared and submitted to the City of Union Gap. All other utilities such as telephone, cable, natural gas, and electricity are located on or near the property, and can be easily extended to the property. School, police, and fire services are available and already service the property.

The proposed project consists of two short-plats for the purpose of creating lots for the multifamily phased development. The preliminary short plats have been approved and would be completed upon approval of the multi-family development. The short plats will divide the 26.33 acres into six multi-family lots. The lot sizes will vary in size from approximately 2.70 acres to 6.20 acres. Two lots will contain the proposed 54 townhouse units, and four lots will contain the proposed 372 apartments. All lots will have connections to public roadways through the signalized intersection onto Valley Mall Blvd., and a public road right-of-way connection to Longfibre Rd. Goodman Place has two existing road connections that will be used for this development, and two fire access connections. Valley Mall Blvd. is already improved to a five-lane collector arterial and will not need to be improved as part of this project. Longfibre Rd. has already been improved to a three-lane collector and will not need to be improved as part of this project. A new public road connection to Longfibre Rd. will need to be constructed as part of this project.

Access to the short plat will be from private roads, and access and parking easements extending throughout the proposed Goodman Place short plat, off Goodman Road. All storm water is proposed to be retained on-site in a combination of drainage swales and underground infiltration trenches. The drainage structures shown represent the anticipated actual structures, based on preliminary stormwater design. Drainage calculations and storm water run-off areas will be finalized and appropriately placed on the property during the building permit process.



The Goodman Place townhouse and apartment project will consist of six phases. The phases do not correspond to the preliminary short plat lot numbers. Primary access for all phases will be a 26-foot-wide paved private driveway which connects to Goodman Rd.

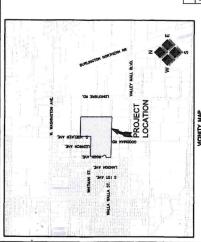
Phase 1 would construct 18 dwelling units in one apartment structure, an office building/gym, and 170 parking spaces. Phase 2 would construct 132 dwelling units in five separate apartment structures, and 314 parking spaces. Phase 3 would construct 108 dwelling units in five separate apartment structures, and 241 parking spaces. Phase 4 would construct 114 dwelling units in five separate apartment structures, and 249 parking spaces. Phase 5 would construct 22 townhouse dwelling units in four separate structures, and 249 parking spaces. Phase 6 would construct 36 townhouse dwelling units in four separate structures, and 249 parking spaces.

The lot densities shown on the site plan represent the lot densities for the proposed finished lots that would be created by the short plat. The lot dwelling units (D.U.) densities on the future multi-family apartment lots are 10.33 D.U./acre, 23.56 D.U./acre, 20.26 D.U./acre and 25.02 D.U./acre. The lot densities on the future multi-family townhouse lots are 10.4 D.U./acre and 7.75 D.U./acre. The lot densities on the existing two parcels without the associated short plat lots would be 9.45 D.U./acre and 23.07 D.U./acre.

The property is proposed to be landscaped with normal residential multi-family type landscaping. Interior landscaping will consist of trees, shrubs, and low ground cover plantings. Lot coverage has been calculated at approximately 55 percent of the total parcels. The height of the new structures will be approximately 40 feet and is likely to be constructed of glass and wood. The maximum building height in the R-3 zoning district is 50 feet.

Pedestrian access to the building will be by the existing concrete sidewalks, and the future parking area concrete sidewalks shown on the attached site plan.





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LEGEND	EXISTING WATER	EXISTING SEWER	EXISTING MANHOLE	EXISTING FIRE HYDRANT	PROPOSED WATERMAIN	PROPOSED SEWERMAIN	PROPOSED MANHOLE	PROPOSED DUMPSTER	ADDROVING TO TO TON SYSTEM

- CITY OF UNION GAP SANITARY SEWER MAIN AND WATER MAIN ARE PROVIDED TO THE PROPERTY.
- ALL ON-SITE DRANNAGE TO BE RETAINED AND DISPOSED OF ON SITE IN ACCORDANCE WITH EAT OF OF LIVING APPENDENCE OF STORM BOUNGER REQUIREMENTS. DESIGN OF STORM BORNAGE FACILITIES NOT COMPLETED AT THIS THIS. STORM DRANNAGE FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE.
- 3. FIRE HYDRANT LOCATIONS NOT YET DETERMINED AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE.
- FINAL SIDE SEWER SERVICE LINES AND DOMESTIC WATER SERVICES AND FIRE SERVICES TO BE DETERMINED DURING FINAL DESIGN. 4. GARBAGE DUMPSTER LOCATIONS ARE APPROXIMATE.
- ON-SITE MAIL BOX LOCATIONS TO BE DETERMINED WITH U.S. POST OFFICE, WEST WASHINGTON AVENUE, YAKIMA.



ENGINEER

HLA ENGINEERING & LAND SURVEYING, INC. 2803 RIVER ROAD YAKIMA, WA 98902 MIKE HEIT, PE (509) 966-7000

FALCON RIDGE 2550 BORTON ROAD YAKIMA, WA 98903 BYRON BORTON DEVELOPER

2803 River Road Yakima, WA 98902 509.966.7000 Fax 509.965.3800 www.hlacivil.com

LAND USE DENSITY AND COVERAGE LOT 2/PHASE 5	OVERAGE LOT 2/PHASE 5
PROPOSED USE:	MULTI-FAMILY DWELLING
ZONING:	S3
LOT AREA:	101,207 S.F.
DWELLING UNITS:	18 D.U.
LOT DENSITY:	7.75 D.U.AC
IMPERVIOUS SURFACES:	51,427± S.F.
LOT COVERAGE:	50.81% (85% ALLOWED)
PARKING LANDSCAPE AREA:	3,643± S.F.
PARKING LANDSCAPE COVERAGE:	7% (5% REQUIRED)

NOTE: Impervious surfaces include all structures, paving, cement or asphalt patios and walkways, driveways, paved parking and all other impervious surface

PARKING A	PARKING AND UNITS SUMMARY LOTS 3 AND 1-3 (PHASES 1-4)
VELLING UNITS:	372 D.U.
NE SIZE:	841,195.33 S.F.
QUIRED PARKING:	QUIRED PARKING: 2.0 SPACES PER UNIT +1 SPACE FOR EASCH 10 UNITS = 781 SPACES REQ.
RKING PROVIDED:	RKING PROVIDED: 977 TOTAL (INCL. 21 HANDICAP)

OPOSED USE: MULT		
	MULTI-FAMILY DWELLING	PROPOSED US
NING: R3		ZONEING:
T AREA: 151,76	151,751.18 S.F.	LOT AREA:
/ELLING UNITS: 36 D.U.	'n	DWELLING UNIT
T DENSITY: 10.33	10.33 D.U. / ACRE	LOT DENSITY:
IT SIZE: 15,645	15,645.95 S.F.	UNIT SIZE:
PERVIOUS SURFACES: 104,51	104,519± S.F.	IMPERVIOUS SU
T COVERAGE: 62.599	62.59% (85% ALLOWED)	LOT COVERAGE
RKING LOT AREA: 28,408	28,408± S.F.	PARKING LOT A
RKING LANDSCAPE AREA: 6,614± S.F.	£S.F.	PARKING LAND
RKING LANDSCAPE COVERAGE: 23.289	23.28% (5% REQUIRED)	PARKING LAND

LAND USE DENSITY AND COVERAGE LO

T 2/PHASE 3	LAND USE DENSITY AND COVERAGE LOT 3/PHASE	OVERAGE LOT 3/PHASE
WELLING	PROPOSED USE:	MULTI-FAMILY DWELLING
	ZONEING:	8
	LOT AREA:	229,812.18 S.F.
	DWELLING UNITS:	132 D.U.
	LOT DENSITY:	25.02 D.U. / ACRE
	UNIT SIZE:	43,156.91 S.F.
	IMPERVIOUS SURFACES:	158,942±
OWED)	LOT COVERAGE:	66.30% (85% ALLOWED)
	PARKING LOT AREA:	55,575±
100000000000000000000000000000000000000	PARKING LANDSCAPE AREA:	19,909±
JIRED)	PARKING LANDSCAPE COVERAGE:	35.82% (5% REQUIRED)

20.26 D.U. / ACRE

DWELLING UNITS:

LOT AREA:

LOT DENSITY: UNIT SIZE:

39,354.85 S.F.

67.61% (85% ALL

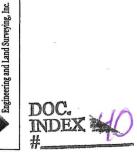
IMPERVIOUS SURFACES: PARKING LOT AREA:

LOT COVERAGE:

PARKING LANDSCAPE COVERAGE: 17.27% (5% REQI

PARKING LANDSCAPE AREA:

	ER	DATE:		1
	21133	11-11-21	TOP IN A NOCCE	7
	FILE NAMES:	MES:		,
	DRAWING:	21133.dwg	CITY OF UNION GAP.	
			1331-34406	6
	DESIGNED BY:	MRH	בייונים מיונים	9
DATE	ENTERED BY:	HOM		



GOODMAN PLACE

YAKIMA COUNTY

CITY OF UNION GAP, WA PARCEL # 191331-31044 AND 191331-34406,

WASHINGTON

NOVEMBER 2021 HLA PROJECT NO. 21133

C SAIINING I	
DWELLING UNITS:	372 D.U.
ZONE SIZE:	841,195.33 S.F.
REQUIRED PARKING:	2.0 SPACES PER UNIT +1 SPACE FOR EASCH 10 UNITS = 781
PARKING PROVIDED:	977 TOTAL (INCL. 21 HANDICAP)

REQUIRED PARKING: 2.0 SPACES PER UNIT +1 SPACE FOR EASCH 10 UNITS = 113 SPACES

263,217 S.F.

PARKING PROVIDED: 162 SPACES

LAND USE DENSITY AND COVERAGE LOT 1/PHASE 6

MULTI-FAMILY DWELLING

PROPOSED USE: LOT AREA:

162,009.60 S.F. 10.4 D.U.AC 90,147± S.F. 55.64% (85% ALLOWED)

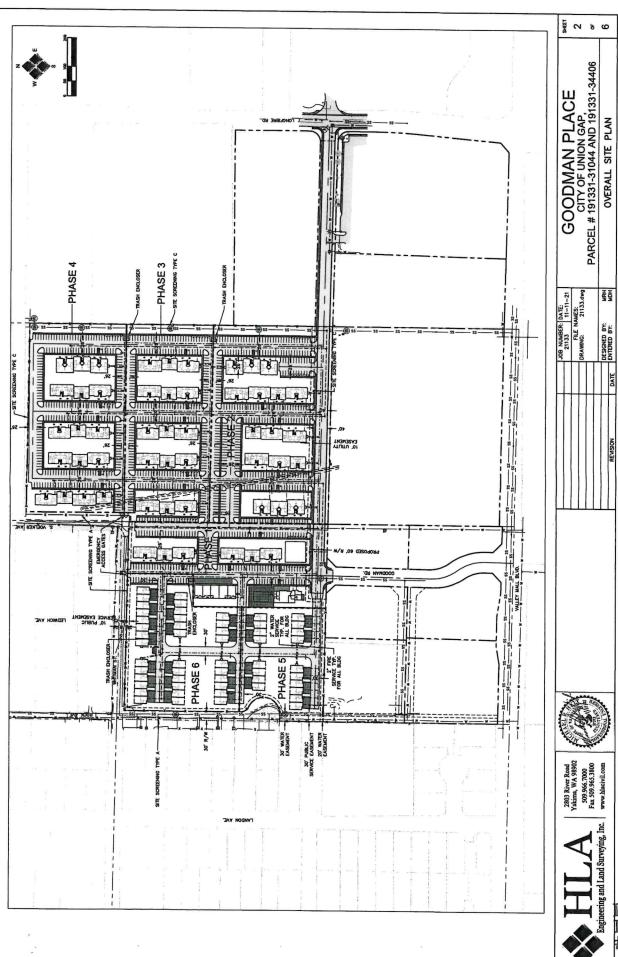
PARKING LANDSCAPE COVERAGE: 8% (5% REQUIRED)

PARKING LANDSCAPE AREA: IMPERVIOUS SURFACES: DWELLING UNITS:

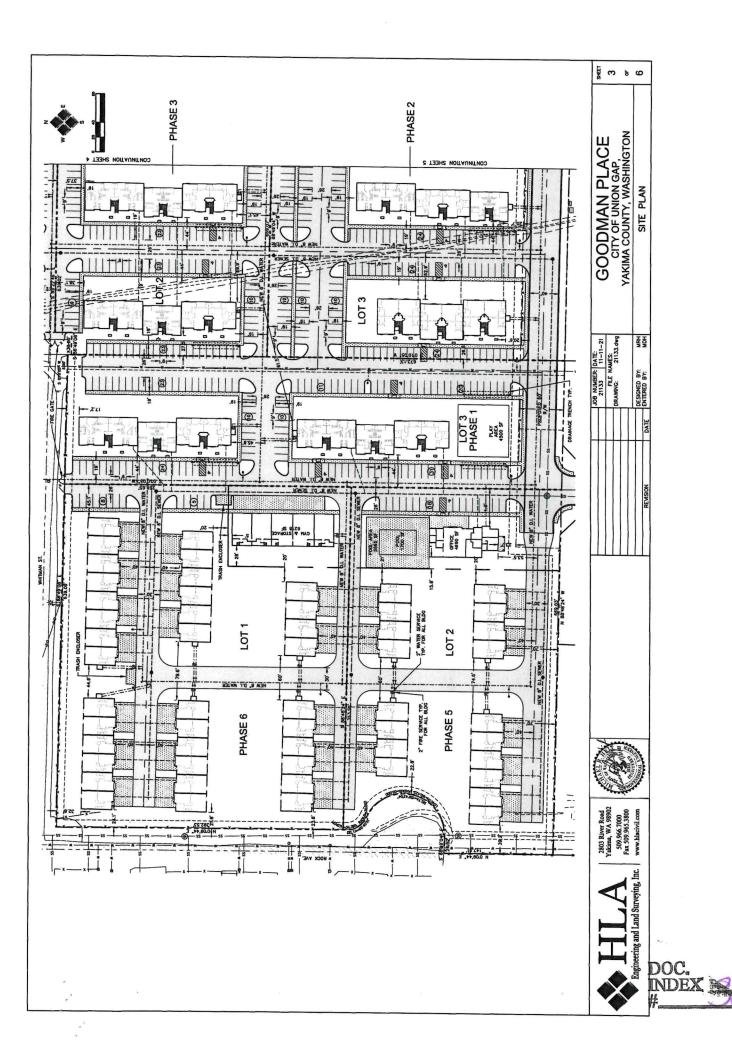
PARKING AND UNITS SUMMARY LOTS 1-2 (PHASES 5-6)

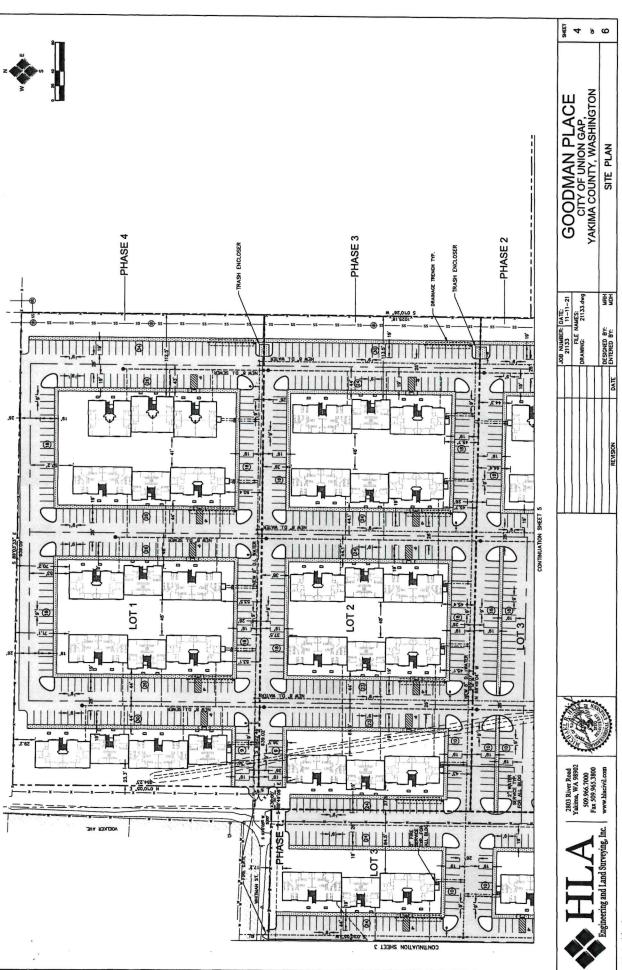
ERAGE LOT 3/PHASE 1	LAND USE DENSITY AND COVERAGE LOT	OVERAGE LOT
ILTI-FAMILY DWELLING	PROPOSED USE:	MULTI-FAMILY DWI
	ZONEING:	R3
1,751.18 S.F.	LOT AREA:	210,783.97 S.F.
D.U.	DWELLING UNITS:	114 D.U.
33 D.U. / ACRE	LOT DENSITY:	23.56 D.U. / ACRE
645.95 S.F.	UNIT SIZE:	42,126.48 S.F.
1,519± S.F.	IMPERVIOUS SURFACES:	140,686±
59% (85% ALLOWED)	LOT COVERAGE:	60% (85% ALLOWE
408± S.F.	PARKING LOT AREA	43,434±
14± S.F.	PARKING LANDSCAPE AREA:	13,834±
28% (5% REQUIRED)	PARKING LANDSCAPE COVERAGE: 31.85% (5% REQUIR	31.85% (5% REQUIF
The state of the s		

EKAGE LOT 3/PHASE 2	MULTI-FAMILY DWELLING		229,812.18 S.F.	132 D.U.	25.02 D.U. / ACRE	43,156.91 S.F.	158,942±	66.30% (85% ALLOWED)	55,575±	19,909±	82% (5% REQUIRED)
LAND USE DENSITY AND COVERAGE LOT 3/PHASE 2	PROPOSED USE: N	ZONEING: R3	LOT AREA: 22	DWELLING UNITS: 13	LOT DENSITY: 25	UNIT SIZE: 43	IMPERVIOUS SURFACES: 15	LOT COVERAGE: 66	PARKING LOT AREA: 55	PARKING LANDSCAPE AREA: 19	PARKING LANDSCAPE COVERAGE: 35.82% (5% REQUIRED)

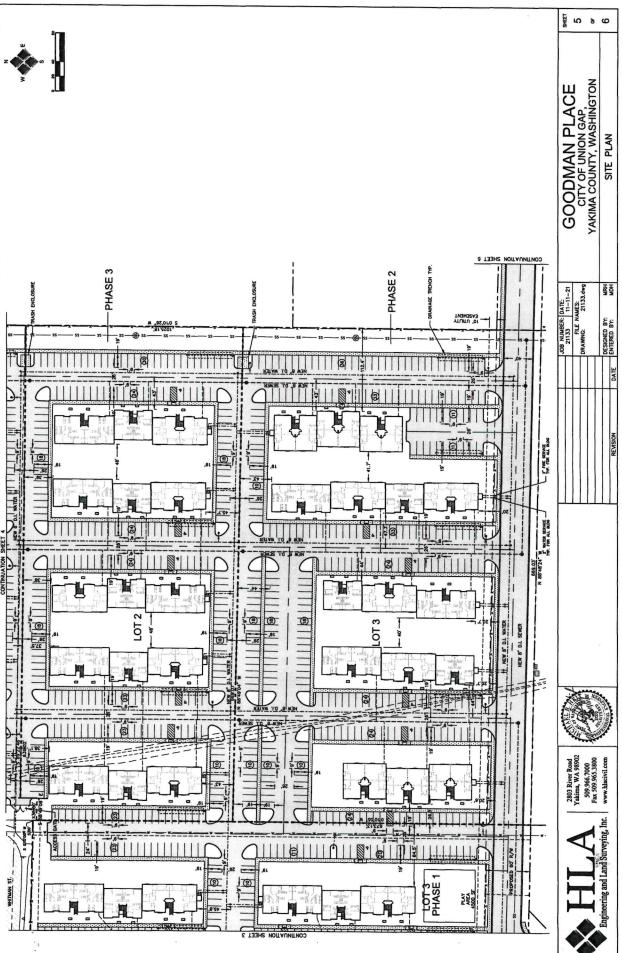




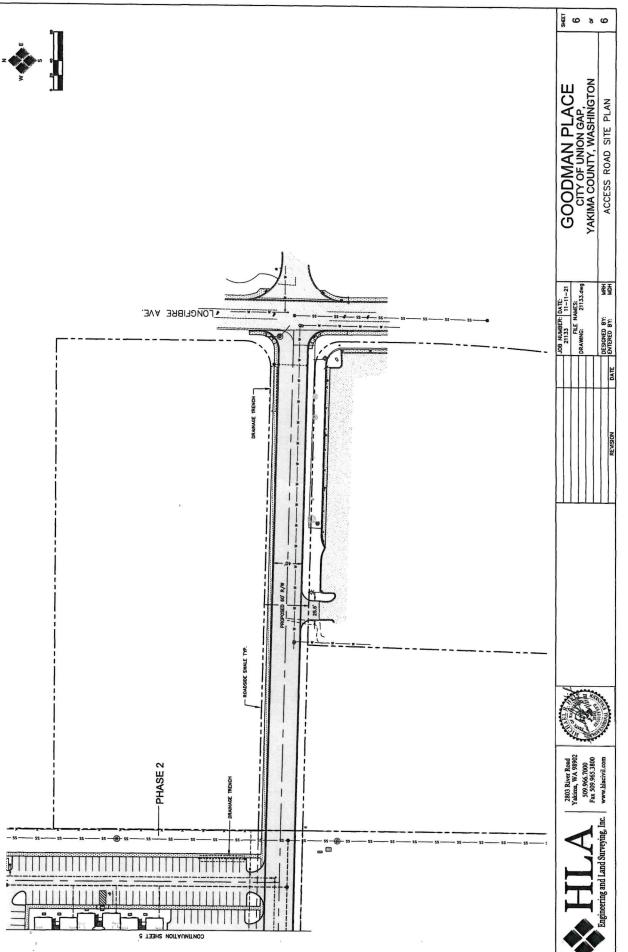






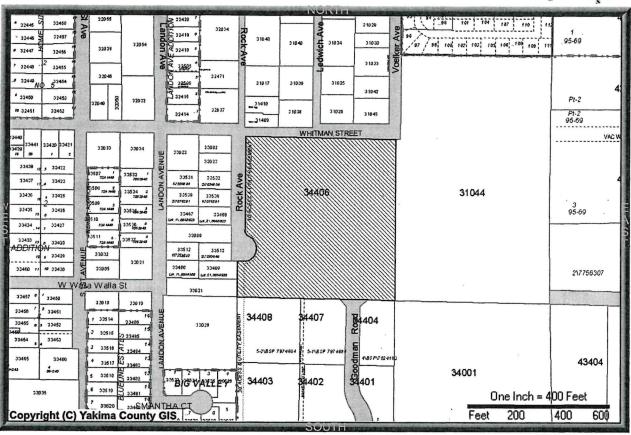








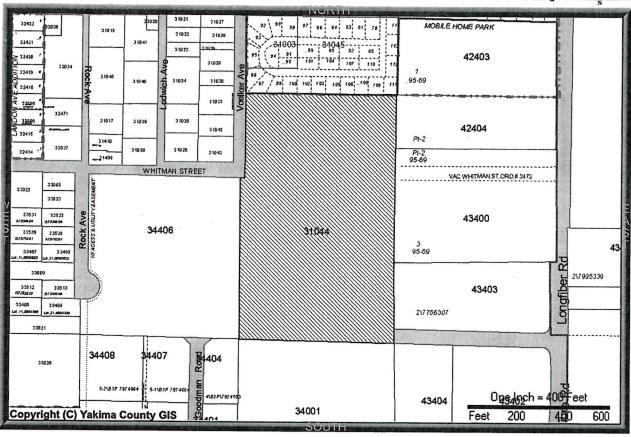


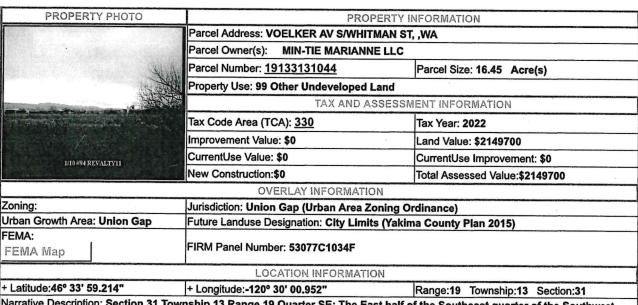


PROPERTY PHOTO		PROPERTY INFORMATION					
		Parcel Address: UN-ASSIGNED, ,WA					
		Parcel Owner(s): MARE'S PASTURE LLC					
		Parcel Number: 19133134406	Parcel Size: 9.88 Acre(s)				
		Property Use: 99 Other Undeveloped Land					
		TAX AND ASSESSMENT INFORMATION					
		Tax Code Area (TCA): 330	Tax Year: 2022				
		Improvement Value: \$0	Land Value: \$2151900				
		CurrentUse Value: \$0	CurrentUse Improvement: \$0				
		New Construction:\$0	Total Assessed Value:\$2151900				
		OVERLAY INFORMATION	DN				
Zoning:	oning Ordinance)						
Urban Growth Area	: Union Gap	Future Landuse Designation: City Limits (Yakima County Plan 2015)					
FEMA: FEMA Map		FIRM Panel Number: 53077C1034F					
		LOCATION INFORMATION	N				
+ Latitude:46° 33' 5	7.586"	+ Longitude:-120° 30' 10.318"	Range:19 Township:13 Section:31				
Narrative Description	on: Section 31 Tow	nship 13 Range 19 Quarter SW: Bindir	ng Site Plan BSP AF 7924103 Lot 6				
		DISCLAIMER					
			CY IS NOT GUARANTEED; THIS IS NOT A LEGAL APPRAISAL, SURVEY, FLOODPLAIN OR ZONING				









Narrative Description: Section 31 Township 13 Range 19 Quarter SE: The East half of the Southeast quarter of the Southwest quarter of Section 31, Township 13 North, Range 19 East, W.M.;AND the Southeast quarter of the Northeast quarter of the Southwest quarter of the Northeast quarter of the Southwest quarter of the Southwest quarter of the Southwest quarter of said Section 31;AND EXCEPT that portion of the Southeast quarter of the Northeast quarter of the Southwest quarter of said Section 31 described as follows:Beginning at the East line of said Southeast quarter of the Northeast quarter of the Southwest quarter of Section 31, which point bears South 0?°53 '58" East 325.05 feet from the Northeast quarter of the Southwest quarter of Section 31, which point bears South 0?°53 '58" East 325.05 feet from the Northeast cornerthereof, being 325 feet normally distant, Southerly from the North line of said Subdivision; thence parallel with said North line, North 89?°54'05" West, 669.24 feet to a point on the West line of saidSubdivision; thence along said West line, South 0?°54' 19" East, 15.00 feet; thence North 89?°52'03"East 669 .20 feet to a point on the east line of said Subdivision; thence along said East line, North0?°53'58" West 12.30 feet to the point of beginning;AND EXCEPT that portion of the East half of the Southeast quarter of the Southwest quarter of said Section 31 lying Southerly of the following described line:Beginning at the Southwest comer of said Subdivision; thence North 0?°10'24" East, along theWest line thereof, 630.17 feet to the True Point of Beginning of the herein described line; thenceSouth 88?°48'05" East 669.06 feet to the East Of Said Subdivision and the terminus point of theherein described line.

DISCLAIMER

AVERY

LUCY CATES 36 WHATCOM ST YAKIMA, WA 98903

DONNA BAILEY 2003 S LEDWICH AVE YAKIMA, WA 98903

LARRY & HOA RATTS 902 N 6TH ST YAKIMA, WA 98901

CINDY HETTICH 2006 LEDWICH AVE YAKIMA, WA 98903

LANDSTAR NW LLC 6005 BURDEN BLVD STE 107 PASCO, WA 99301

STANLEY & VERNA SHAFER P.O. BOX 951 SELAH, WA 98942

> CAROL LOCKWOOD 206 W ELIZABETH ST WAPATO, WA 98951

ANITA SOSA 57 W WHITMAN AVE UNION GAP, WA 98903

MARCIA & DELMAS LITTLE 2019 LANDON AVE UNION GAP, WA 98903

RAYMOND CONTRERAS 58 WHITMAN ST UNION GAP, WA 98903 SEVERIN GROUP INC. 974 NW MAHOGANY LN SILVERDALE, WA 98383

LESLIE JEFFERY 2004 VOLEKER AVE YAKIMA, WA 98903

MARK & CAROLYN GEFRE 2105 S 10TH AVE UNION GAP, WA 98903

> LETICIA MELVARD 207 E N ST UNIT 8 YAKIMA, WA 98901

HEATH REEVES 5901 CRESTFIELDS RD YAKIMA, WA 98903

ROMAN FLORES SANCHEZ 2108 ROCK AVE UNION GAP, WA 98903

MARILYN MCLOUD 59 WHITMAN ST UNION GAP, WA 98903

OLEGARIO CASTRO 1117 N 4TH ST YAKIMA, WA 98901

LUCKYDOG PROPERTIES LLC P.O. BOX 30 SUNNYSIDE, WA 98944

MARK REEVES 412 W WASHINGTON AVE YAKIMA, WA 98903 P.O. BOX 9065 YAKIMA, WA 98909

KEN & KATHERINE SHAFER 1724 S 7TH AVE YAKIMA, WA 98902

> RHONDI ELLIOTT 11721 ZIER RD YAKIMA, WA 98908

CHRIS & ROXY JEFFERY 2010 VOELKER YAKIMA WA 98903

JOE & SUSIE BARAJAS 2011 LEDWICH AVE YAKIMA, WA 98903

DELIA VARGAS 710 N 44TH AVE YAKIMA, WA 98908

CHARLES WELLINGTON 2019 LEDWICH AVE YAKIMA, WA 98903

ANABEL ALEJO 2020 LEDWICH AVE UNION GAP, WA 98903

TERRY & JEAN HUMPHRIES 60 W WHITMAN AVE UNION GAP, WA 98903

LUIS VILLALOBOS 2105DAGON AVE UNIONENPENA \$3393.7 Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/ templates | Use AveryTemplate 5160 |

ERNESTO & HORTENCIA GONZALEZ 1015 S 17TH AVE YAKIMA, WA 98902 LIZANDRO BARRAGAN GONZALEZ 203 WHATCOM ST YAKIMA, WA 98903 P.O. BOX 127 LONGVIEW, WA 98632

HUMBERTO & MARIA BARRAGAN 2111 LANDON AVE UNION GAP, WA 98903 CHARLES & NORMA SHAFER 2113 LANDON AVE YAKIMA, WA 98903

AMELIA GIL ROJAS 2126 ROCK AVE UNION GAP, WA 98903

LIZANDRO BARRAGN GONZALEZ 203 WHATCOM ST UNION GAP, WA 98903 TY RICHMOND P.O. BOX 11122 YAKIMA, WA 98908

DENNIS L ETUX KRAMER 2203 LANDON AVE YAKIMA, WA 98903

MARE'S PASTURE LLC P.O. BOX 1588 YAKIMA, WA 98907 MG PROPERTIES LLC P.O. BOX 1794 YAKIMA, WA 98907

MIN-TIE MARIANNE LLC P.O. BOX 1588 YAKIMA, WA 98907

P.O. BOX 9968 YAKIMA, WA 98909 CASHMERE VALLEY BANK 124 E PENNY RD STE 210 WENATCHEE, WA 98801



AND USE ACTION PROPOSED FOR THIS SITE

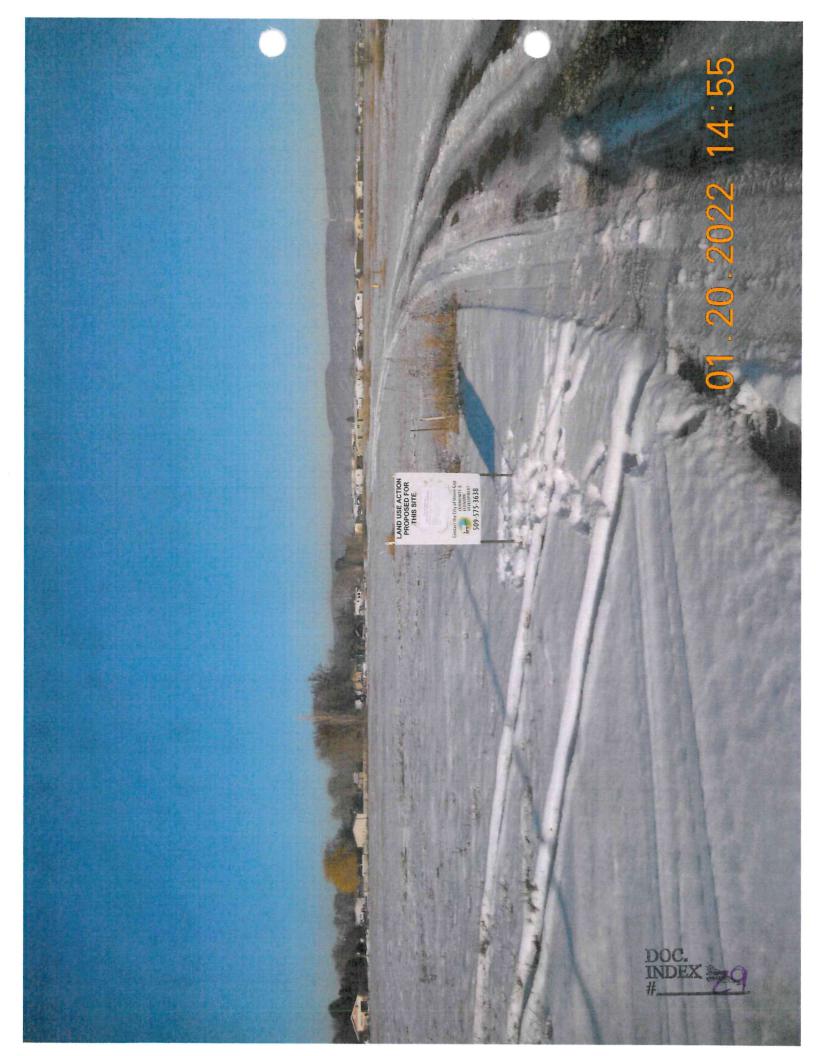
City of Union Gap Notice of Class 3 Review Application

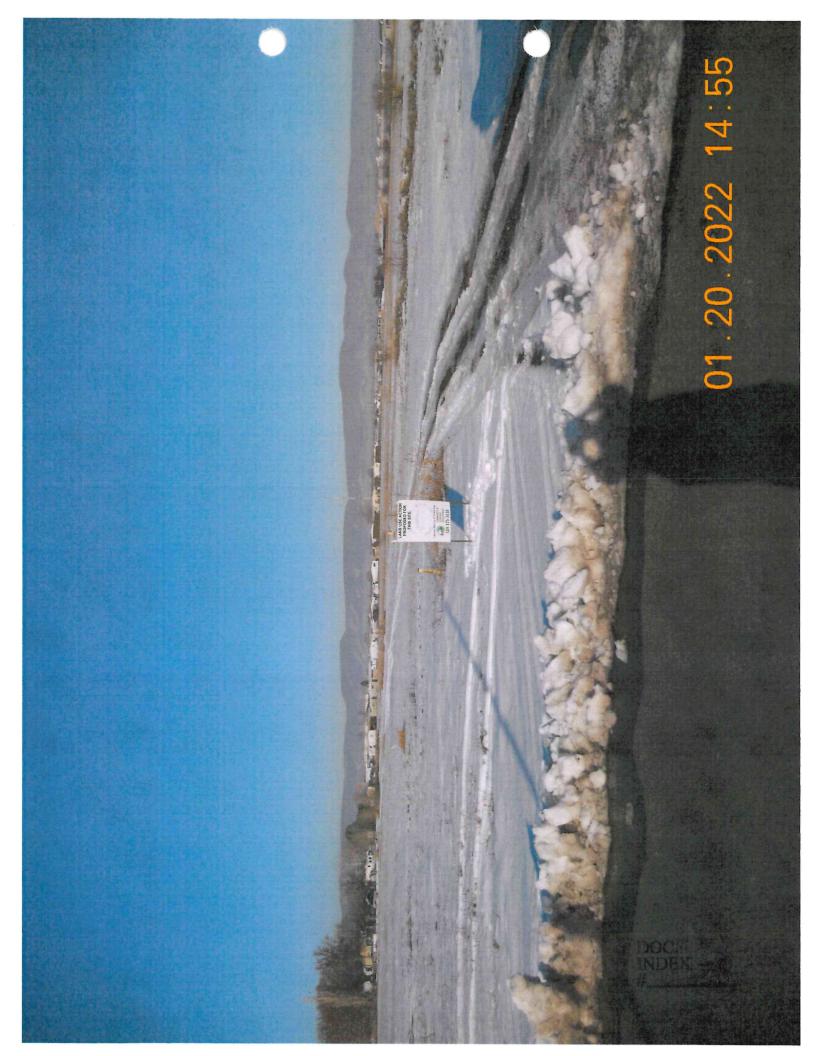
Contact the City of Union Gap
COMMUNITY &
ECONOMIC
DEVELOPMENT



509-575-3638

2022 14:54





AFFIDAVIT OF POSTING

Craig Bunting, being first duly sworn on oath, deposes and says, I am competent to be a witness and state as follows, that on the 20th day of January, 2022, I posted an 11 x 17 copy of the attached notice on the Southeast corner of parcel 191331-34406, East of Goodman Rd.

I certify under penalty of perjury on the laws of the State of Washington the foregoing is true and correct.

DATED this 20th day of January, 2022.

Craig Bunting, PW Foreman

Public Works and Community Development



Notice of Class 3 Review Application City of Union Gap

PROJECT DESCRIPTION:

The City of Union Gap Department of Public Works and Community Development has received a Class 3 Review for the proposed multi-family development in the R3 zone. The Development will consist of 54 townhouse units, and 372 apartments. The proposed development will have connections to public roadways through the signalized intersection onto Valley Mall Blvd., and a public road right-of-way connection to Longfibre Rd. Goodman Place has two existing road connections that will be used for this development, and two fire access connections

ENVIRONMENTAL REVIEW:

The city issued a Mitigated Determination of Nonsignificance (MDNS) on September 15, 2021, and no appeals were submitted. File number 2021.0117.SE0003

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments must be received by, February 3, 2022 please send your written comments to the address below. Dennis Henne, Community Development Director, City of Union Gap, P.O. Box 3008, Union Gap, Washington 98903 or email your comments to jenny.valle@uniongapwa.gov.reference file number 2022.0002.C30001 Falcon Ridge Multi-Family Development -Class 3 Review.

The file containing the complete application is available for public review at the City of Union Gap Public Works & Community Development Department. If you have any questions on this proposal, please contact Jenny Valle at (509) 575-3638 or by email at Jenny Valle@uniongapwa.gov

Dennis Henne, Director



ASSESSOR_N FIRST_NAME	LAST_NAME	ORG_NAME
19133131027 LUCY B	CATES	_, <u>_</u> ,
19133131003		SEVERIN GROUP INC
19133131045		SEVERIN GROUP INC
19133142403		BRICK BY BRICK LLC
19133131022 DONNA	BAILEY	SHOW ST BINGK EEC
19133131028 LESLIE	JEFFERY	
19133131023 KEN & KATHERINE	SHAFER	
19133131036 LESLIE	JEFFERY	
19133131048 LARRY J & HOA	RATTS	
19133131029 MARK & CAROLYN S	GEFRE	
19133131024 RHONDI	ELLIOTT	
19133131040 CINDY	HETTICH	
19133131030 LETICIA P	MELVARD	
19133131033 CHRIS & ROXY	JEFFERY	
19133142404		LANDSTAR NW LLC
19133132471 HEATH	REEVES	
19133131025 JOE B & SUSIE	BARAJAS	
19133131039 JOE B & SUSIE	BARAJAS	
19133131017 STANLEY & VERNA	SHAFER	
19133132506 ROMAN	FLORES SANCHEZ	
19133131042 DELIA	VARGAS	
19133132415 CAROL J	LOCKWOOD	
19133132037 MARILYN	MCLOUD	
19133131026 CHARLES A	WELLINGTON	
19133131410 ANITA	SOSA	
19133131043 OLEGARIO	CASTRO	
19133131038 ANABEL	ALEJO	
19133132414 MARCIA & DELMAS M JR 19133143400	LITTLE	
19133131409 ANITA		LUCKYDOG PROPERTIES LLC
19133131409 ANTA 19133133022 TERRY & JEAN	SOSA	
19133133002 TERRY & JEAN 19133133002 RAYMOND	HUMPHRIES	
19133133022 KAYMOND 19133133023 MARK	CONTRERAS	
19133133531 LUIS	REEVES	
19133133531 LOIS 19133133532 ERNESTO & HORTENCIA	VILLALOBOS	
19133133539 ROMAN	GONZALEZ	
19133133539 ROMAN	FLORES	
19133133467 LIZANDRO	FLORES	
19133133468 LIZANDRO	BARRAGAN GONZALEZ	
19133143403	BARRAGAN GONZALEZ	
19133133009 HUMBERTO & MARIA O	DADDAGAN	CLARY UNION GAP LLC
19133133512 CHARLES E & NORMA	BARRAGAN	
19133133512 CHARLES E & NORMA 19133133513 AMELIA GIL	SHAFER	
19133133408 LIZANDRO	ROJAS	
19133133409 LIZANDRO	BARRAGAN GONZALEZ	
19133133021 TY	BARRAGAN GONZALEZ	DC
*	RICHMOND	IN

	191		
MAILING_AD	MAILING_CI	STA	TE ZIP_CODE
36 WHATCOM ST	YAKIMA	WA	_
974 NW MAHOGANY LN	SILVERDALE	WA	98383
974 NW MAHOGANY LN	SILVERDALE	WA	98383
PO BOX 9065	YAKIMA	WA	98909
2003 S LEDWICH AVE	YAKIMA	WA	98903
2004 VOELKER AVE	YAKIMA	WA	98903
1724 S 7TH AVE	YAKIMA	WA	98902
2004 VOELKER AVE	YAKIMA	WA	98903
902 N 6TH ST	YAKIMA	WA	98901
2105 S 10TH AVE	UNION GAP	WA	98903
11721 ZIER RD	YAKIMA	WA	98908
2006 LEDWICH AVE	YAKIMA	WA	98903
207 E N ST UNIT 8	YAKIMA	WA	98901
2010 VOELKER	YAKIMA	WA	98903
6005 BURDEN BLVD STE 107	PASCO	WA	99301
5901 CRESTFIELDS RD	YAKIMA	WA	98903
2011 LEDWICH AVE	YAKIMA	WA	98903
2011 LEDWICH AVE	YAKIMA	WA	98903
PO BOX 951	SELAH	WA	98942
2108 ROCK AVE	UNION GAP	WA	98903
710 N 44TH AVE	YAKIMA	WA	98908
206 W ELIZABETH ST	WAPATO	WA	98951
59 WHITMAN ST	UNION GAP	WA	98903
2019 LEDWICH AVE	YAKIMA	WA	98903
57 W WHITMAN AVE	UNION GAP	WA	98903
1117 N 4TH ST	YAKIMA	WA	
2020 LEDWICH AVE	UNION GAP	WA	
2019 LANDON AVE PO BOX 30	UNION GAP		98903
	SUNNYSIDE	WA	98944
57 W WHITMAN AVE	UNION GAP	WA	98903
60 W WHITMAN AVE 58 WHITMAN ST	UNION GAP	WA	98903
412 W WASHINGTON AVE	UNION GAP	WA	98903
2105 LANDON AVE	YAKIMA	WA	98903
1015 S 17TH AVE	UNION GAP	WA	98903
2108 ROCK AVE	YAKIMA	WA	98902
2108 ROCK AVE	UNION GAP	WA	98903
203 WHATCOM ST	UNION GAP	WA	98903
203 WHATCOM ST	YAKIMA	WA	98903
PO BOX 127	YAKIMA	WA	98903
2111 LANDON AVE	LONGVIEW	WA	98632
2113 LANDON AVE	UNION GAP	WA	98903
2126 ROCK AVE	YAKIMA	WA	98903
203 WHATCOM ST	UNION GAP	WA	98903
203 WHATCOM ST	UNION GAP	WA	98903
PO BOX 11122	UNION GAP	WA	98903
	YAKIMA	WA	98908



19133133028 DENN	NIS L ETUX	KRAMER	
19133134408			MARE'S PASTURE LLC
19133134407			MG PROPERTIES LLC
19133134404			MARE'S PASTURE LLC
19133134001			MIN-TIE MARIANNE LLC
19133143404			CLARY UNION GAP LLC
19133143402			CLARY UNION GAP LLC
19133134403			MARE'S PASTURE LLC
19133134402			CASHMERE VALLEY BANK
19133134401			MARE'S PASTURE LLC
			MYLLE 2 LY21 OVE FFF

-2203 LANDON AVE	YAKIMA	WA	98903
PO BOX 1588	YAKIMA	WA	98907
PO BOX 1794	YAKIMA	WA	98907
PO BOX 1588	YAKIMA	WA	98907
PO BOX 1588	YAKIMA	WA	98907
PO BOX 127	LONGVIEW	WA	98632
PO BOX 9968	YAKIMA	WA	98909
PO BOX 1588	YAKIMA	WA	98907
124 E PENNY RD STE 210	WENATCHEE	WA	98801
PO BOX 1588	YAKIMA	WA	98907

Exhibit 2

Hearing Date: March 29, 2022 Applicant: Falcon Ridge Investment

Property Owners: Mare's Pasture LLC/ Min-Tie Marianne LLC

File Number: 2022.0002.C30001

Staff Contact: Lynn Deitrick, Yakima Valley Conference of Government, Planning Representative for City

of Union Gap

NOTICE OF PUBLIC HEARING

DATE:

February 28, 2022

TO:

Applicant, Adjoining Owners, and Public

FROM:

City of Union Gap, Public Works and Community Development

APPLICANT:

Falcon Ridge Investment

SUBJECT:

Hearing Examiner Public Hearing Notice

FILE NO .:

2022.0002.C30001

TAX PARCEL NUMBERS: 191331-34406 and 191331-31044

PROJECT DESCRIPTION:

The proposed project consists of the future consolidation of the two lots. Two existing lots, that the applicant proposes to combine, will contain the proposed 54 townhouse units, and the proposed 372 apartments.

ENVIRONMENTAL REVIEW:

The City of Union Gap issued a Mitigated Determination of Non-significance (MDNS) on September 15, 2021. The determination included a 7-day appeal period. No appeals were submitted for the determination

NOTICE OF PUBLIC HEARING: On Tuesday March 29, 2022 commencing at 10:00 AM or as soon thereafter as possible, the Union Gap Hearing Examiner will conduct an open record public hearing to consider the above application. The hearing will be conducted in-person in the Union Gap Council Chambers located at 102 W. Ahtanum Rd., Union Gap, WA, telephonically & via Zoom (see COVID-19 Public Meeting Procedures below).

COVID-19 Public Meeting Procedures: In accordance with current and ongoing proclamations by the Governor of the State of Washington all individuals who attend in person are required to wear a mask.

All interested persons may attend either in-person, by calling-in using the phone number, meeting ID and passcode below and virtually using the hyperlink below.

To attend telephonically or via Zoom: On March 29, 2022 at 10:00 AM, dial the number below, and follow the prompts:

Phone Number:

1 253 215 8782

Meeting ID:

872 8587 1212

Passcode:

480940

Or join from your computer, tablet or smartphone:

https://us02web.zoom.us/j/87285871212?pwd=azdLTzJiYmVwakh2Ymx6QnZrWWlydz09





NOTICE OF APPLICATION FOR CLASS 3 REVIEW APPLICATION

DATE:

January 20, 2022

TO:

Applicant, Adjoining Owners

FROM:

Dennis Henne - Public Works & Community Development

APPLICANT: Falcon Ridge Investment

the R3 zone.

Notice of Application for a Class 3 Review - Multi Family Development application in

SUBJECT:

FILE NO.:

2022.0002.C30001

TAX PARCEL NUMBERS: 191331-34406 and 191331-31044

DATE OF APPLICATION: January 10, 2022

Date of Determination of Application Completeness: January 10, 2022

PROJECT DESCRIPTION:

The City of Union Gap Department of Public Works and Community Development has received a Class 3 Review for the proposed multi-family development in the R3 zone. The Development will consist of 54 townhouse units, and 372 apartments. The proposed development will have connections to public roadways through the signalized intersection onto Valley Mall Blvd., and a public road right-of-way connection to Longfibre Rd. Goodman Place has two existing road connections that will be used for this development, and two fire access connections.

ENVIRONMENTAL REVIEW:

The city issued a Mitigated Determination of Nonsignificance (MDNS) on September 15, 2021, and no appeals were submitted. File number 2021.0117.SE0003

REQUEST FOR WRITTEN COMMENTS:

Agencies, tribes and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. All written comments must be received by, February 3, 2022 please send your written comments to the address below.

Dennis Henne, Community Development Director, City of Union Gap, P.O. Box 3008, Union Gap, Washington 98903 or email your comments to jenny.valle@uniongapwa.gov. Please reference file number 2022.0002.C30001 Falcon Ridge Multi-Family Development - Class 3 Review.

The file containing the complete application is available for public review at the City of Union Gap Public Works & Community Development Department. If you have any questions on this proposal, please contact Jenny Valle at (509) 575-3638 or by email at Jenny. Valle@uniongapwa.gov



- N 1883 F	LAND U	SE AP	PLICATIO	N								
引起的位置	CITY OF U	NION GA	AP, DEPARTI	MEN	r of co	MM	UNIT	Y DE	EVELO	PME	NT	
St. aufar li	3106 SOUT	H 1 ^{s1} STR	REET, UNION	GAP	, WASH	ING	TON	98903	3			
	VOICE: (509) 575-3638 FAX: (509) 248-6494											
INSTRUCTIONS												
												ase ask a Planner. Remembe
an application unle										Joinr	nunit	y Development cannot accep
This application c	onsists of four	parts. P.	ART I - GENE	RAL	INFORM	1ATI	ON A	ND P	PART IV			FICATION are on this page
				you	proposal	and	MUS	T be a	ttached t	to thi	s page	e to complete the application
PART I – GENE 1. Applicant's Nat		Name	i						************	***************************************		
And Phone Num			Falcon Ridge			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~						
		Street	2550 Borton	Ra.		СТ	1,,,,	· .	7: 000		To	Leon out out
2. Applicant's Pro	narty Interact	City	Yakima	Г		ST	WA		Zip 989	103	 	ne (509) 945-3438
2. Applicant s rio	perty interest	One	Owner		Agent		Ø	Purc	haser		Oth	ner
3. Property Owner		Name	MARE'S PAS	STUR	E LLC /	MIN-	TIE N	MARIA	ANNE L	LC		
ACTIONS TO SERVED TO SERVE	Address, And Phone Number (If Other Than Applicant) Street PO Box 1588											
	City Yakima ST WA Zip 98907 Phone 4. Subject Property's Assessor's Parcel Number(s): 191331-34406, -31044											
4. Subject Propert	y's Assessor's	Parcel Nu	umber(s): 191	33	1-344	06,	-31	1044	4			
5. Legal Descripti	on of Property	. (if lengtl	hy, please attac	h it or	a separa	te do	cume	nt)		***************************************		
See Atta	ched.											•
6. Property's Exis	ting Zoning:				· · · · · · · · · · · · · · · · · · ·							
						□ L-	I 🗆	PbF [☐ PrC	□ P	kO	
7. Property Addre	ss: Voelke	r Ave	S / Whitm	an	St.							
8. Type Of Applie	cation: (Check	All That A	Apply)							***************************************		and the second second and second seco
	ive Adjustmen	t	Environm			t (SE	PA)					Easement Release
Class (2) Re			☐ Right-of-☐ Transport	1550		nov						Rezone Shoreline
Short Plat	, VIC (V		Non-Con				se					Critical Areas
Long Plat			☐ Type 3 M		1,345		.,,					Variance
Admin. Mo	dification		☐ Interpreta			g Exa	ımine	r				Amended Plat
☐ Appeal			☐ Temporar									Binding Site Plan
☐ Home Occu	pation		Comp Pla	n Am	endment							Planned Development
☐ Short Plat E	xemption:					Othe	r:		*	ar Talas St. St. Sagar 15	rion en anderson Messon	
PART II - SUPF	LEMENTAL	APPLIC	CATION & PA	RT I	II – REQ	UIR	ED A	TTAC	CHMEN	TS		
9. SEE ATTACH												
PART IV - CER	TIFICATION	<u> </u>	1' 4' 1'						1		1	1
DocuSigned by	ne information	on this ap	pplication and t	ne rec	juired atta	icnme	ents a	re true	and cor	rect	o the	best of my knowledge.
MsPlay	`					6/	22/2	2021				
PROPERTY OW	NERS SIGNA	TURE			Ī	DATE	,		enne en	***************************************		
FOR ADMINIST	RATIVE USE	ONLY										Revised 09-12
Notes:										FI	LE#	
DATE FEE DAIE	DECEL	VED DV		\		vijo. West aaktisteen		Dos	raint No			Laning Data



CLASS 3 REVIEW PROJECT NARRATIVE

The proposed Goodman Place property consists of two parcels totaling 26.33-acres located at Voelker Ave. S. / Whitman St. and has recently been rezoned to Multi-Family Residential R-3 to allow the development of high-density multi-family residential townhouses and apartments.

The Goodman Place property has connections to Goodman Rd., a collector and a signalized intersection to Valley Mall Blvd. The development will also have a public road extension off Longfibre Rd. that will be constructed as part of this project. The properties will also have emergency fire access connections to Whitman St. and Voelker Avenue. Internal private roadway and parking lot system would be constructed as part of the multi-family residential development. Surplus capacity exists along Valley Mall Blvd. and Longfibre Rd., which were designed to accommodate traffic associated with residential, industrial, and commercial average daily trip density. A Traffic Impact Analysis (TIA) has been prepared and submitted to the City of Union Gap.

City of Union Gap water and sewer currently serve the site and would be extended through the site as part of any proposed multi-family development. The water and sewer systems both have the necessary capacity to service the proposed additional R-3 zoned land. A water and sewer system capacity analysis has been prepared and submitted to the City of Union Gap. All other utilities such as telephone, cable, natural gas, and electricity are located on or near the property, and can be easily extended to the property. School, police, and fire services are available and already service the property.

The proposed project consists of merging the two parcels into one 26.33-acre lot to create a single multi-family development, that will consist of five phases. The project will contain the proposed 54 townhouse units, and 372 apartments. The merged lot will dedicate 60 feet of public right-of-way along the south property line from Goodman Road to the east property line, that will connect to the public road right-of-way connection to Longfibre Rd. Goodman Road connects to public roadway through the signalized intersection onto Valley Mall Blvd. Goodman Place has two existing road connections that will be used for this development, and two fire access connections. Valley Mall Blvd. is already improved to a five-lane collector arterial and will not need to be improved as part of this project. Longfibre Rd. has already been improved to a three-lane collector and will not need to be improved as part of this project. A new public road connection to Longfibre Rd. will need to be constructed as part of this project.

All storm water is proposed to be retained on-site in a combination of drainage swales and underground infiltration trenches. The drainage structures shown represent the anticipated actual structures, based on preliminary stormwater design. Drainage calculations and storm water run-off areas will be finalized and appropriately placed on the property during the building permit process.

The Goodman Place townhouse and apartment project will consist of five phases, although the phases may be constructed simultaneously. The phases only represent anticipated construction sequence schedule and may be revised during design. Phase 1 would construct 150 dwelling units in six apartment structures, an office building/gym, and 410



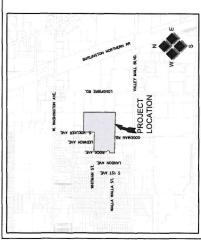
parking spaces. Phase 2 would construct 108 dwelling units in six separate apartment structures, and 331 parking spaces. Phase 3 would construct 114 dwelling units in four separate apartment structures, and 248 parking spaces. Phase 4 would construct 18 townhouse dwelling units in four separate structures, and 54 parking spaces. Phase 5 would construct 36 townhouse dwelling units in four separate structures, gym and tenant storage, and 108 parking spaces.

The lot density shown on the site plan represents the lot densities for the proposed finished merged lot minus the dedicated right-of-way. The lot dwelling units (D.U.) densities on the future merged multi-family lot is 18 D.U./acre.

The property is proposed to be landscaped with normal residential multi-family type landscaping. Interior landscaping will consist of trees, shrubs, and low ground cover plantings. Lot coverage has been calculated at approximately 37.5 percent of the total parcel. The height of the new structures will be approximately 40 feet and is likely to be constructed of glass and wood. The maximum building height in the R-3 zoning district is 50 feet.

Pedestrian access to the building will be by the existing concrete sidewalks, and the future parking area concrete sidewalks shown on the attached site plan.





YAKIMA COUNTY

WASHINGTON

GOODMAN PLACE

CITY OF UNION GAP, WA PARCEL # 191331-31044 AND 191331-34406,

FEBRUARY 2022

HLA PROJECT NO. 21133

REQUIRED PARKING. 2.0 SPACES PER UNIT +1 SPACE FOR EACH 10 UNITS = 895 SPACES REQ.

1,049,042.78 S.F. = 24.08 ACRES

PARKING PROVIDED: 1151 TOTAL (INCL. 22 HANDICAP)

DWELLING UNITS: 372 APPARTMENTS + 54 TOWNHOUSES = 426 D.U.

PARKING AND UNITS SUMMARY

MICHITY MAP

!	M	SS SS	0	q	1111111111		•	0	
	EXISTING WATER	EXISTING SEWER	EXISTING MANHOLE	EXISTING FIRE HYDRANT	PROPOSED WATERMAIN	PROPOSED SEWERMAIN	PROPOSED MANHOLE	PROPOSED DUMPSTER	APPROXIMATE INFILTRATION SYSTEM

- CITY OF UNION GAP SANITARY SEWER MAIN AND WATER MAIN ARE PROVIDED TO THE PROPERTY.
- 2. ALL OW-SETTE DRANAGE TO BE RETAINED, AND DREPOSED OF CON SITE IN ACCORDANCE WITH CITY OF UNION CAN EVIDINE WITH CITY OF UNION CAN STORM DRANAGE FAQUINES NOT COMPLETE AT THIS THANK STORM DRANAGE FACILITIES NOT COMPLETE AT THIS PLANA RRE APPROXIMATE.
- FIRE HYDRANT LOCATIONS NOT YET DETERMINED AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE.
 - GARBAGE DUMPSTER LOCATIONS ARE APPROXIMATE.
- FINAL SIDE SEWER SERVICE LINES AND DOMESTIC WATER SERVICES AND FIRE SERVICES TO BE DETERMINED DURING FINAL: DESIGN.
- ON-SITE MAIL BOX LOCATIONS TO BE DETERMINED WITH U.S. POST OFFICE, WEST WASHINGTON AVENUE, YAKIMA.



DEVELOPER

ENGINEER

FALCON RIDGE 2550 BORTON ROAD YAKIMA, WA 98903 BYRON BORTON

Engineering and Land Surveying, Inc. HLA ENGINEERING & LAND SURVEYING, INC. 2803 RIVER ROAD XXMMA, WA 98902 MIKE HET, PE

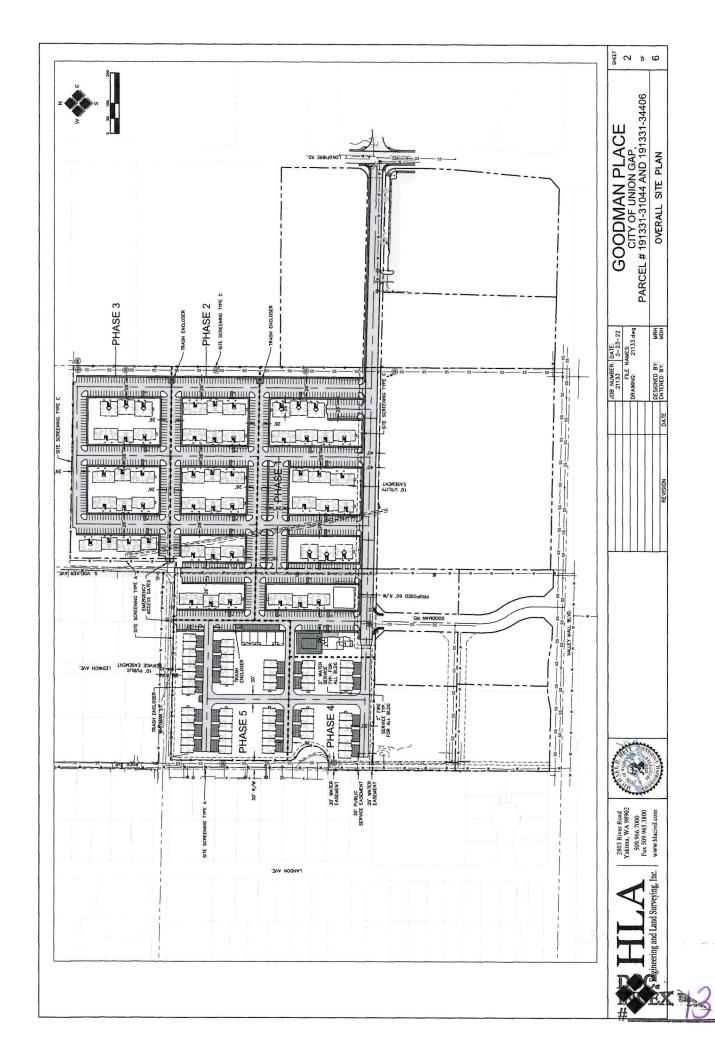


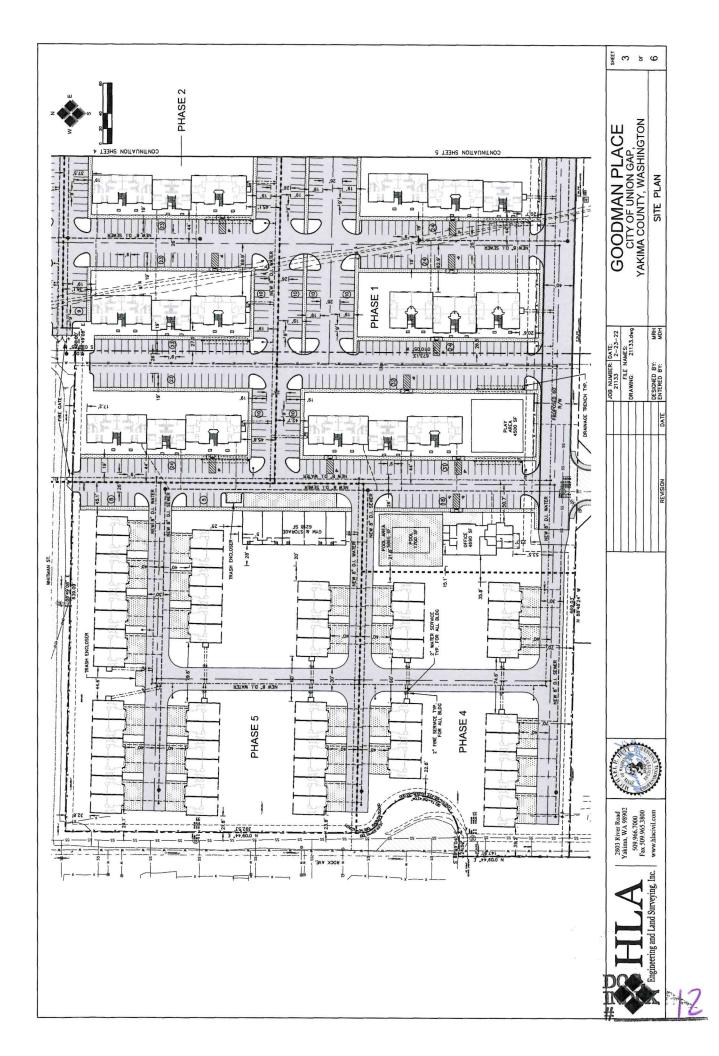
MULTI-FAMILY DWELLING 64.79% (85% ALLOWED) PARKING LANDSCAPE COVERAGE: 37.46% (5% REQUIRED) LAND USE DENSITY AND COVERAGE 1,049,042.78 S.F. 18 D.U. / ACRE 174,154± S.F. 65,230± S.F. PARKING LANDSCAPE AREA: MPERVIOUS SURFACES: PARKING LOT AREA: OWELLING UNITS: PROPOSED USE: LOT COVERAGE: LOT DENSITY: OT AREA:

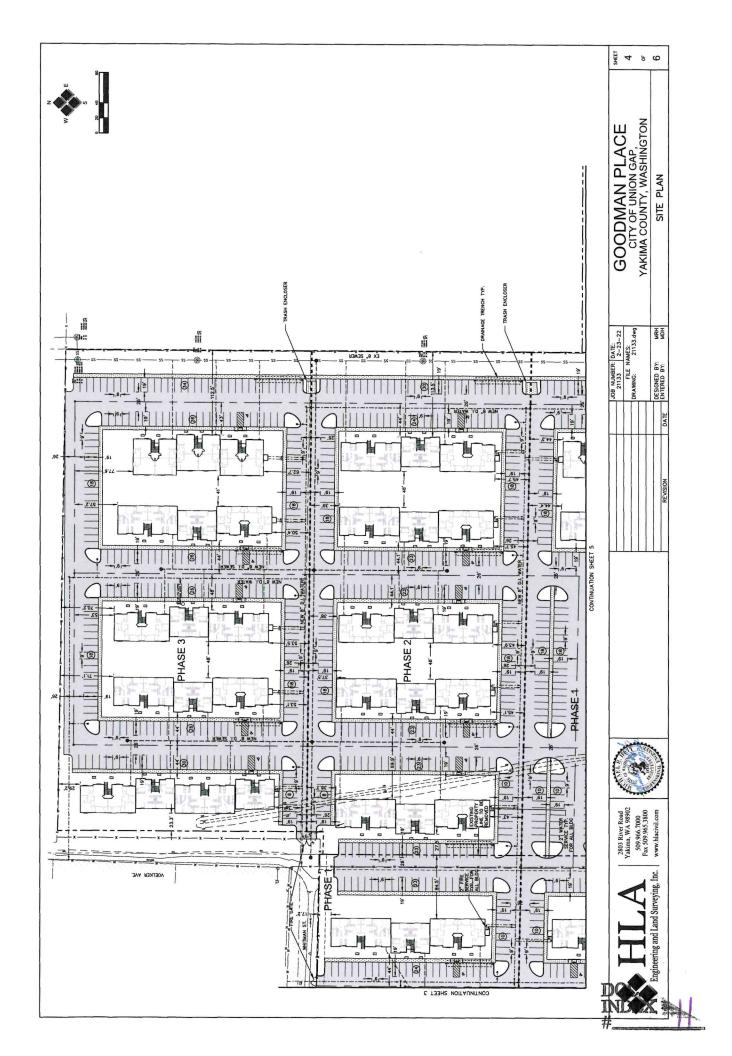
GOODMAN PLACE CITY OF UNION GAP, PARCEL # 191331-31044 AND 191331-34406

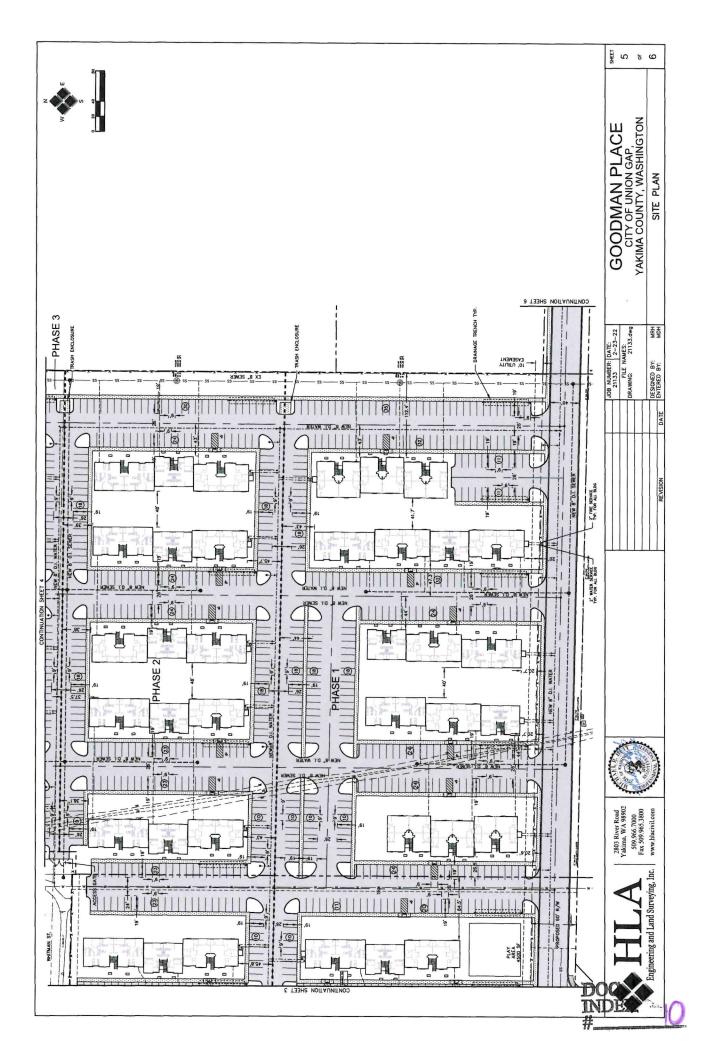
COVER SHEET

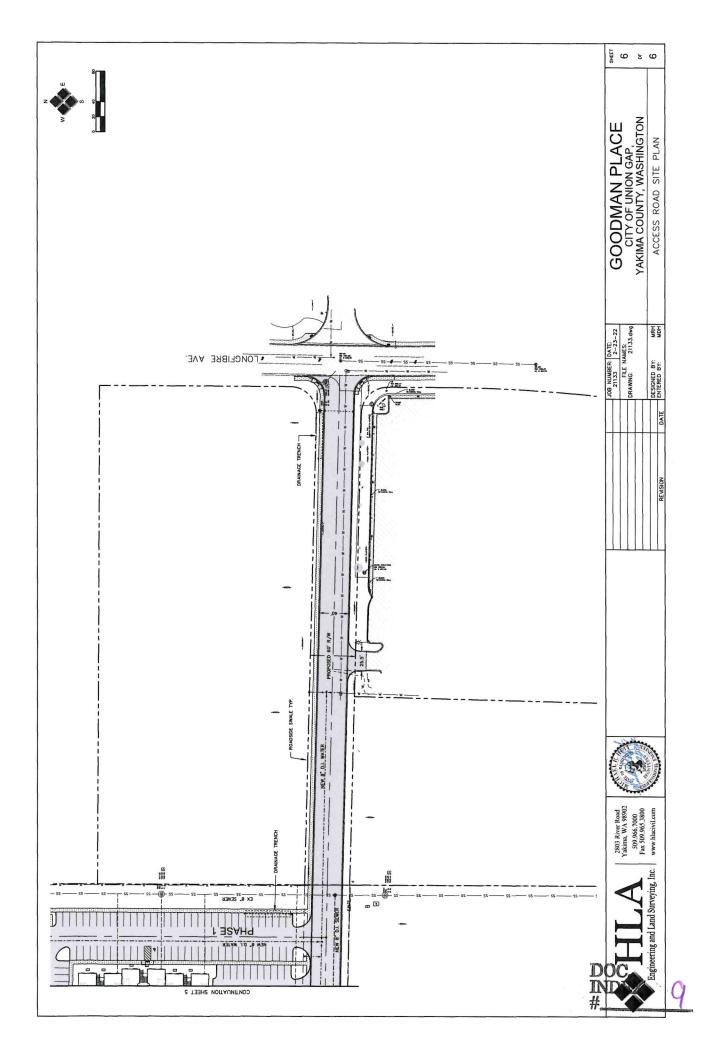
DESIGNED BY: ENTERED BY:

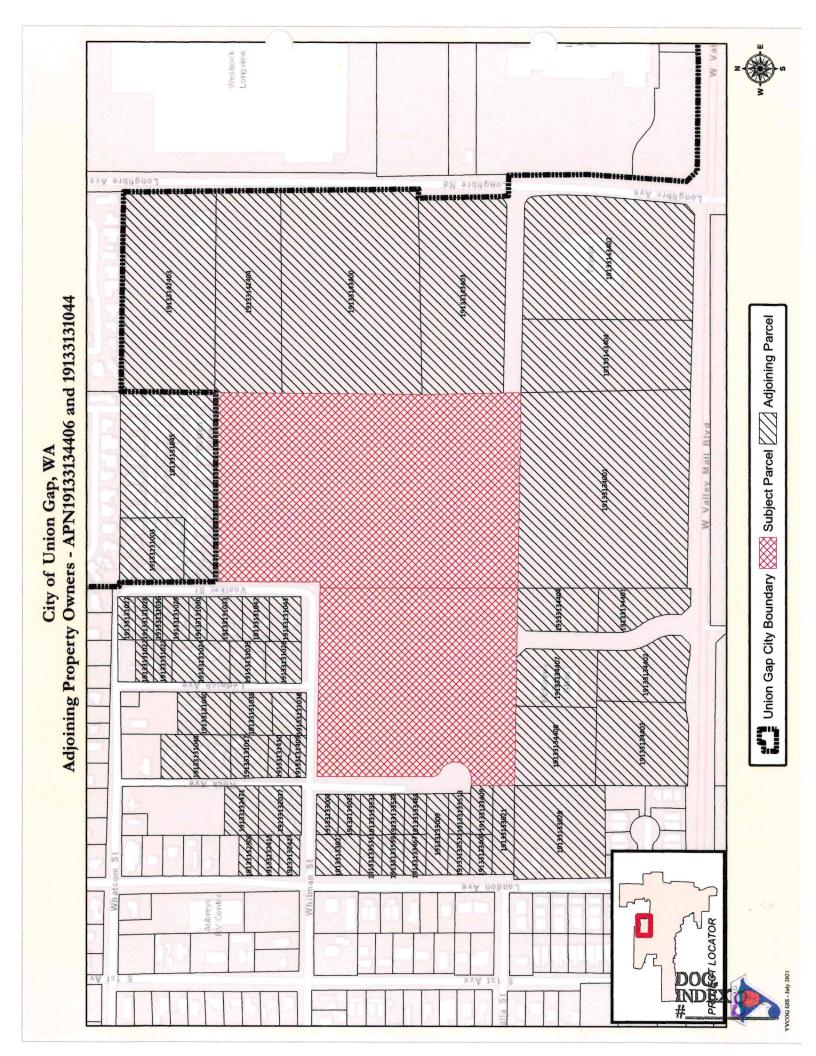




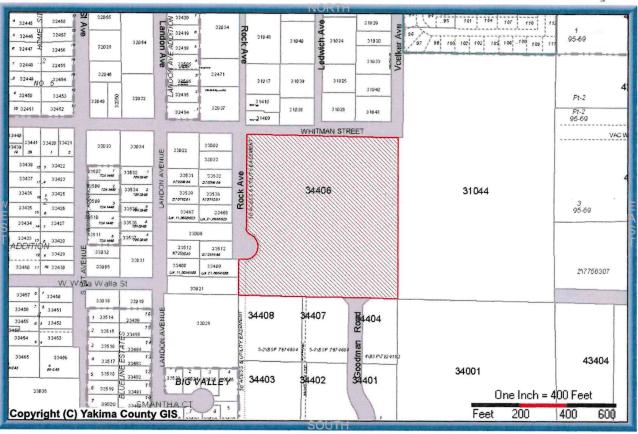






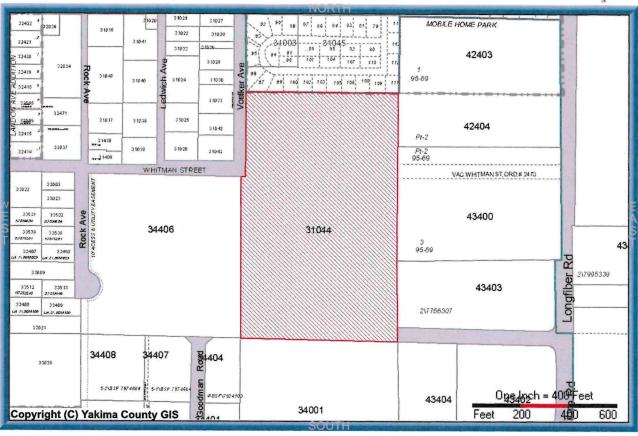






PROPERTY PHOTO	PROPERTY INFORMATION								
	Parcel Address: UN-ASSIGNED, ,WA								
	Parcel Owner(s): MARE'S PASTURE	Parcel Owner(s): MARE'S PASTURE LLC							
	Parcel Number: 19133134406	Parcel Size: 9.88 Acre(s)							
	Property Use: 99 Other Undeveloped L	and							
	TAX AND AS	SESSMENT INFORMATION							
	Tax Code Area (TCA): 330	Tax Year: 2022							
ł	Improvement Value: \$0	Land Value: \$2151900							
	CurrentUse Value: \$0	CurrentUse Improvement: \$0							
	New Construction:\$0	Total Assessed Value:\$2151900							
	OVERLAY INFORMATIO	N							
Zoning:	Jurisdiction: Union Gap (Urban Area Zo	oning Ordinance)							
Urban Growth Area: Union Gap	Future Landuse Designation: City Limits	s (Yakima County Plan 2015)							
FEMA: FEMA Map	FIRM Panel Number: 53077C1034F								
	LOCATION INFORMATIO	N .							
+ Latitude:46° 33' 57.586"	+ Longitude:-120° 30' 10.318"	Range:19 Township:13 Section:31							
Narrative Description: Section 31 T	ownship 13 Range 19 Quarter SW: Bindin	g Site Plan BSP AF 7924103 Lot 6							
	DISCLAIMER								
MAP AND PARCEL DATA ARE BE DOCUMENT AND SHOULD NOT E VERIFICATION	LIEVED TO BE ACCURATE, BUT ACCURAGE SUBSTITUTED FOR A TITLE SEARCH, A	CY IS NOT GUARANTEED; THIS IS NOT A LEGAL APPRAISAL, SURVEY, FLOODPLAIN OR ZONING							





PROPERTY PHOTO	PROPERTY INFORMATION							
	Parcel Address: VOELKER AV S/WHITE	MAN ST, ,WA						
	Parcel Owner(s): MIN-TIE MARIANNE	ELLC						
	Parcel Number: 19133131044	Parcel Size: 16.45 Acre(s)						
	Property Use: 99 Other Undeveloped L	and						
	TAX AND AS	SSESSMENT INFORMATION						
	Tax Code Area (TCA): 330	Tax Year: 2022						
	Improvement Value: \$0	Land Value: \$2149700						
1/10 =94 REVALIYH	CurrentUse Value: \$0	CurrentUse Improvement: \$0						
III SA KENALITI	New Construction:\$0	Total Assessed Value:\$2149700						
	OVERLAY INFORMATIO	манительного положения почения выполня почения в почения						
Zoning:	Jurisdiction: Union Gap (Urban Area Zo	oning Ordinance)						
Urban Growth Area: Union Gap	Future Landuse Designation: City Limits	s (Yakima County Plan 2015)						
FEMA:	FIRM Panel Number: 53077C1034F							
FEMA Map								
	LOCATION INFORMATION	N						
+ Latitude:46° 33' 59.214"	+ Longitude:-120° 30' 00.952"	Range:19 Township:13 Section:31						

Narrative Description: Section 31 Township 13 Range 19 Quarter SE: The East half of the Southeast quarter of the Southwest quarter of Section 31, Township 13 North,Range 19 East, W.M.;AND the Southeast quarter of the Northeast quarter of the Southwest quarter of Section 31, Township 13 North, Range 19 East, W.M.; EXCEPT the North 325 feet of the Southeast quarter of the Northeast quarter of the Southwestquarter of said Section 31;AND EXCEPT that portion of the Southeast quarter of the Northeast quarter of the Southwestquarter of said Section 31 described as follows:Beginning at the East line of said Southeast quarter of the Northeast quarter of the Southwestquarter of Section 31, which point bears South 0?°53 '58" East 325.05 feet from the Northeast cornerthereof, being 325 feet normally distant, Southerly from the North line of said Subdivision: thenceparallel with said North line, North 89?°54'05" West, 669.24 feet to a point on the West line of saidSubdivision; thence along said West line, South 0?°54' 19" East, 15.00 feet; thence North 89?°52'03"East 669 .20 feet to a point on the east line of

DISCLAIMER



Exhibit 1

Hearing Date: March 29, 2022 Applicant: Falcon Ridge Investment

Property Owners: Mare's Pasture LLC/ Min-Tie Marianne LLC

File Number: 2022.0002.C30001

Staff Contact: Lynn Deitrick, Yakima Valley Conference of Government, Planning Representative City

of Union Gap

Class Three

City of Union Gap 3106 1st Street | P.O. Box 3008 Union Gap, WA 98903 509-575-3638 Fax 509-248-6494

Date Issued:

01/10/2022

Permit #:

2022.0002.C30001

Applied Date: 01/10/2022	nit is n	ot valid u		•	Expiration Date	07/09/2022
Proposed Use:					Expiration Date	0770972022
Physical Address: Parcel #: 19133134406 Subdivision: Zoning: Load: Use: Occupancy:		Stru Stor Bed Con Cod	uire Sprinkle actures: ries: rooms: astruction Ty le Edition: vice Location	H H H pe:	Heating: Roofing: Bathrooms:	
Applicant FALCON RIDGE, 2550 BORTON RD YAKIMA, WA 98903 Contact: Phone: (509) 945-3438 Fax: () - Email:			Contractor SAME 2550 BORT YAKIMA, W Contact: Phone: Fax: Bus Lic: Cont Lic: UBI:			
Fees Class Three Review NOTICE OF APPLICATION ADVERTISING FOR PUBLIC HEARING HEARING EXAMINER PUBLIC HEARING	Qty 1.00 1.00 1.00 1.00	751.73 350.00 150.00 1,600.00	751.73 350.00 150.00 1,600.00 2,851.73	Date Fully Paid	Invoice #	Amount
		ot valid u				2,851.73
By signing this document, I agree to abide construction and fire/life safety as required	by the laved by Feder	ws, codes and star al and State laws	ndard specific and Union G	ations governin ap Municipal C	g land developmer ode.	t,
Applicant Signature		Date				



City of hion Gap 3106 1st Street Union Gap, WA 98903 www.ci.union-gap.wa.us

Building Permits

FALCON RIDGE, 2550 BORTON RD YAKIMA, WA, 98903 **Account Information**

Cust #:

6460

Date:

01/10/2022 Due:

02/09/2022

Invoice #: 6754

For:

Building Permit

Permit:

2022.0002.C30001

Item	Taxed	Quantity	Amount	Total
Class Three - PLANNING - ZONING - 01/10/2022 Class Three - PLANNING - ENVIRONMENTAL - 01/10/2022	N N	1.0000 1.0000	2,100.00 751.73	2,100.00 751.73
		Non Taxed:		2,851.73
		Taxed:		0.00
		Tax @	0.00%:	0.00
		Payments:		0.00
		Total:		2,851.73

Please include your Cust # and Invoice # when submitting payment.



Receipt: 205806 Acct #: 6460 CITY OF UNION GAP 102 W AHTANUM RD UNION GAP, WA 98903

509-248-0432

FALCON RIDGE, 2550 BORTON RD YAKIMA, WA 98903

Invoice Payment

Inv#: 6754 Amt Paid:

2,851.73

01/10/2022

Non Taxed Amt:

2,851.73

Total:

2,851.73

Chk: 29168

2,851.73

Ttl Tendered:

2,851.73

Change:

0.00

Issued By:

Jenny

01/10/2022 10:14:26